131 *new localities organize for public housing*

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35

CONTENTS —

1961 act signed and summarized *page 279*

Phoenix kills renewal program and repeals housing code *page 287*

John Vaughan reports a case study in tenant education in Cincinnati *page 290*

State News *page 296*

City News *page 300*

President's Corner *page 305*

COVER —

Listed on this month's cover are the 131 communities that have set up local housing authorities and undertaken Public Housing Administration-aided programs since October 1, 1959 and up to March 31, 1961. The 131 new programs represent a total of 9902 new low-rent public housing units, 1031 of which are specified for elderly occupancy. Miss Ruth Voris, director of PHA's statistics branch, collected the information on which the cover design is built.

Filling in for vacationing artist John Bradford, Marcelline Miller is the designer of the cover. Mr. Bradford will be back at his drawing board in time for the next issue.

Editor: Dorothy Gazzolo. **Washington News:** Mary K. Nenno; Kenneth Ashworth. **Technical and Maintenance:** Thomas J. Blakley. **Editorial Assistants:** Milton L. Cole; Frederic Vogelsang. **Book Notes:** Marion Massen. **Advertising Manager:** R. M. Trevett. **Regional Reporters:** *Middle Atlantic,* Robert Moyer, Baltimore; *Southwest,* Ruth Morrel, Dallas; *Pacific Northwest,* Rose Morry, Seattle; *Pacific Southwest,* John H. Jacobs, Stockton. **Cover:** Marcelline Miller.

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Personals

HUGH R. POMEROY, commissioner of planning for Westchester County, New York, and one-time director of NAHRO, died July 1 at the age of 62. He died en route to the hospital after suffering what appeared to have been an early morning heart attack in his home.

Characterized as "a top administrator among administrators; a top planner among planners; a top houser among housers; a top citizen and outstanding friend of all," Mr. Pomeroy's death brought a nationwide expression of sympathy and appreciation.

A native of Burbank, California, and army veteran of World War I, Mr. Pomeroy was educated at Occidental College, after which he served as assemblyman in the California Legislature from 1923 to 1925. During the same period he was director of the Los Angeles regional planning commission, where he wrote one of the first county zoning ordinances in the United States. He acted as advisor to various cities and counties in California from 1929 to 1937. As western representative for NAHRO from 1934 to 1937, and field director for both NAHRO and the American Society of Planning Officials from 1937 to 1939, Mr. Pomeroy made many speaking tours . . . opening the way to the establishment of his national reputation and leadership role.

After serving as director of the Virginia State Planning Board from 1939 to 1942, he became executive director of NAHRO—a post he held until 1946, when he undertook the establishment of a comprehensive development plan for Westchester County. In addition to his full-time work for the county, he acted as advisor to other counties and communities in the New York metropolitan area; served as adjunct professor for the school of architecture of Columbia University; undertook countless speaking engagements for both NAHRO, the American Society of Planning Officials, and related organizations (he was rated a superb speaker and presiding officer); and was identified with the international housing and planning movement, being chosen as moderator for a precedent-setting international urban renewal seminar, held at The Hague, Netherlands, in 1958 (see March 1959 JOURNAL, page 95).

LEE F. JOHNSON on June 13 announced his "irrevocable resignation" as director of Denver's housing authority amid expressions of dismay, indignation, and praise. His resignation, which came after a tenure of three years in which he had completely reorganized the authority, prompted the *Denver Post* to say editorially that his leaving "represents real loss to the public housing program" and that he "is an able administrator and one of the outstanding authorities on public housing in the United States." Members of the housing board were quoted as saying "We'll have a hard time replacing him."

During most of his time in Denver; Mr. Johnson was in the forefront of a struggle to win approval from the city council and mayor to build additional housing units, on scattered sites . . . a battle that ultimately resulted in his winning 500 units for the city (see page 300).

Before taking the Denver job, Mr. Johnson had served as executive vice-president of the National Housing Conference for 14 years (see July, 1958 JOURNAL, page 221).

In accepting Mr. Johnson's resignation, the housing board named **Edward Greff** as acting executive director. Mr. Greff had been director of administration and development.

WALTER E. WASHINGTON
has been appointed executive director of the National Capital Housing Authority, succeeding **Francis X. Servaites**, who resigned from the post in May to become deputy commissioner of the Public Housing Administration (see June JOURNAL, page 232). Mr. Washington, an attorney by training, has been with the authority since 1941 in various capacities, with progressively increased responsibilities. Active in NAHRO, Mr. Washington is immediate past president of the Potomac chapter.

ANNABELLE HEATH,
in addition to heading up Mid-America Appraisal Corporation's Pacific division, as reported in last month's JOURNAL (page 229), has taken over the reins as president and board chairman of the Merit Development Company, with offices in Los Angeles and San Francisco. The firm specializes in land development and management in the Pacific coast area.

JAMES FELT,
chairman of the New York City planning commission and long active in urban renewal activities, was cited in May for his work by the city's Municipal Art Society. Recognition was in the form of the society's 1961 Medal of Honor, the inscription on which pays tribute to Mr. Felt's "far reaching vision and perseverance" in drawing up and pushing through the city's new zoning resolution.

GOVERNOR DAVID LAWRENCE
of Pennsylvania received the 1961 annual award of the Pennsylvania Association of Housing and Redevelopment Authorities "for outstanding service in the field of housing and urban renewal." In presenting the award, **Thomas J. McCoy**, president of the association and executive director of Philadelphia's housing authority, recalled Governor Lawrence's efforts in behalf of urban renewal when he was mayor of Pittsburgh and expressed appreciation for his current leadership in the field as governor of the state.

ROBERT T. JORVIG,
executive director of the Minneapolis Housing and Redevelopment Authority, was the recipient of the 1961 merit award of the Minnesota chapter of the American Society for Public Administration. Mr. Jorvig who, prior to his Minneapolis appointment in 1956 directed the St. Paul authority, was cited for his "outstanding record of accomplishment in the field of both public housing and urban renewal . . . in guiding development of more than 3000 units of low-rent housing and almost 400 acres of high-density renewal in two cities."

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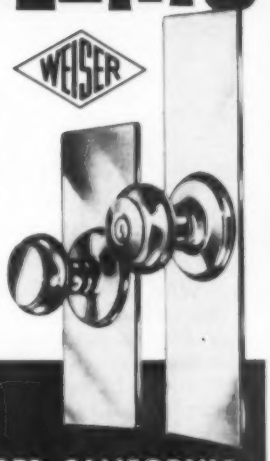

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JOHN A. FOSTER
has become affiliated with the Real Estate Research Corporation and has opened an office in Dallas for the Chicago-based firm. Mr. Foster was formerly regional administrator of the Housing and Home Finance Agency's eight-state Region V office in Fort Worth.

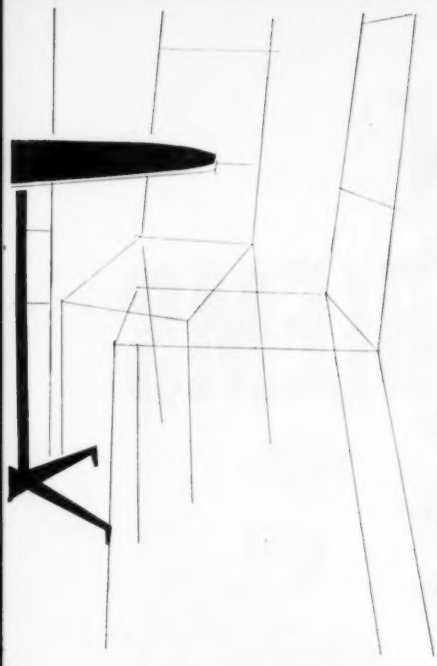
RAY C. FISHER
has joined the Fresno redevelopment agency as assistant director for operations. Previously, he had been director of redevelopment in Las Vegas and, earlier, a field representative for the Urban Renewal Administration.

RONALD W. ASHLEY
has been appointed executive director for the Lorain (Ohio) Metropolitan Housing Authority. Mr. Ashley's past experience includes the management of commercial properties and five years as superintendent of the Ogdensburg, New York authority, from 1953 to 1958.

F. BURK KETCHAM, JR.,
MACE WENNIGER
are embarking upon new assignments for the community planning firm of Candeub, Fleissig & Associates. Mr. Ketcham moves from the firm's Newark office, where he served as regional director, to become west coast regional director in San Francisco, and Mr. Wenniger joins the firm as head of its new midwestern regional office in Chicago. Mr. Ketcham has supervised preparation of comprehensive plans for many cities across the country and is now a member of Marin County's Larkspur planning commission and of the planning committee of the San Francisco Council of Churches. Mr. Wenniger was formerly director of planning with the Purdue-Calumet Development Foundation.

STANLEY SMIGEL
of the International Division of the Housing and Home Finance Agency has returned from Bogota, Colombia where, as an economic consultant at the Inter-American Housing Center, he was engaged in a study of the Colombia housing program's economic and financial problems.

WALTER M. PHILLIPS, JR.
has resigned as assistant director for redevelopment of the Norfolk Redevelopment and Housing Authority to join the staff of the American Land Company, where he will coordinate planning, drainage, clearance, installation of utilities and streets, and sale of the company's properties in Virginia and North Carolina. Mr. Phillips has been serving on the redevelopment committe of NAHRO's Southeastern Regional Council.



NAHRO'S 1961 ANNUAL CONFERENCE OCTOBER 29—NOVEMBER 1, IN WASHINGTON, D. C.

With all eyes on Washington now that a new team of federal renewal officials has taken over—and now that the Housing Act of 1961 is being put to work—NAHRO's 28th annual conference in that city is expected to pull in a record breaking crowd.

Due to be mailed by mid-August: a preliminary program and a set of forms for registering both for the conference and for hotel space. The advance registration plan tested out last year proved so successful that it will now become standard operating practice. Registration fees are $20 for NAHRO members in good standing as of November 1, 1961 and $25 for non-members. Commissioners of housing and redevelopment agencies qualify for the $20 registration, whether or not they are individual members.

The headquarters hotel is expected to fill up fast—after which rooms will be assigned in four other hotels. So, once the registration forms reach NAHRO members, they are urged to act fast in mailing them back to the Washington housing bureau that is handling hotel arrangements.

Program for the conference will highlight at least four major sessions and a series of specialized workshops arranged by each of the three divisions of the Association: Housing, Renewal, and Codes. Box lunch tours of housing, renewal, and code enforcement areas of the city are to be a feature of the Tuesday, October 31, schedule. City tours (with something new added—"walking tours" of residential rehabilitation areas of the city) are planned for Sunday afternoon, October 29.

Headline speaker for the opening session will be Dr. C. A. Doxiadis, who is preparing a critical review of the country's urban renewal program for NAHRO under the $25,000 Ford Foundation grant that the Association received last year (see July 1960 JOURNAL, page 257). A "preview" of the report was given to the delegates at the Southwest Regional Council's annual conference in June and proved to be a real thought-provoker, as NAHRO President Falk indicates in his column on page 305.

Another general session will bring together all the top federal renewal agency personnel, with Dr. Robert C. Weaver, the Administrator of the Housing and Home Finance Agency, leading off what will be a "team" discussion of "New Frontier" policies and programs in the housing and renewal field.

Top ranking speakers are being arranged for the opening "international evening" session on Sunday, October 29; for the closing session on Wednesday noon, November 1; and for the big banquet that will be held on Tuesday evening, October 31.

News Notes

REPAIR, MAINTENANCE STATISTICS GIVEN IN CENSUS BUREAU REPORTS

During the year 1960, more than 13 billion dollars was spent for residential alterations and repairs—a total equivalent to 75 per cent of the amount spent during the same period for the construction of all new housing units. That's the information provided in the first of a new quarterly series of reports inaugurated in June by the Bureau of the Census to provide a continuing statistical coverage of estimates of expenditures for additions, alterations, maintenance and repairs, and replacements on residential properties in the United States. The series covers expenditures by both owners and renters on the more than 42 million residential properties in all 50 of the states. Included in the tabulations are single and multi-family properties publicly and privately owned, farm and nonfarm, occupied and vacant. Only exclusions: nonhousekeeping residential properties and those classified as nonresidential, even though they may have some housing units.

Breakdowns within the report cover size of property and residence of owner, size of expenditures, type of work, age of structure, farm status, who did the work, quarterly expenditures, and a compilation of related reports.

The full report is available from the Bureau of the Census, Washington 25, D. C. for 15 cents. Annual subscription rate: 50 cents.

FULBRIGHT FELLOWSHIPS OFFER HOUSING, PLANNING STUDY ABROAD

November 1 is the deadline for receipt of applications for fellowships for study abroad in housing, planning, and local government administration. The fellowships, available for the academic year 1962-63, are offered under the Fulbright fellowship program; in the past, awards have been made to staff members of planning agencies, assistants to city managers, and students, usually holders of masters' degrees in public administration, city planning, or the equivalent. The fellows serve internships at the headquarters of non-governmental administrative societies in

Belgium, the Netherlands, Norway, West Germany, or Finland. In addition, opportunity is open for advanced study at European universities. Provisions of the fellowships are for transatlantic fare and subsistence only, with no allowance for dependents. The age limit is 35. Forms for application may be obtained from: Information and Counselling Division, Institute of International Education, 800 Second Avenue, New York 17.

THREE NEW "314" GRANTS MADE; REHABILITATION REPORT RELEASED

Three new Section 314 demonstration grants and completion of a study made possible by the "314" program were announced within recent weeks by Urban Renewal Administrator William L. Slayton.

The City of San Antonio, where a 13-month experimental program of low-cost housing construction for sale to families displaced by urban renewal and other governmental action, will be aided by $22,000 of "314" monies. The experiment will see each of more than 30 builders attempt to construct a house at the lowest possible cost on developed land acquired from the city. The selling price of the house may not exceed $7000. Soundness of experimental elements or deviations from local building ordinances incorporated in the plans and specifications will be scrutinized by the city's engineering department, which will prepare recommendations for review by a committee of local and federal housing experts. A comprehensive report on results of the experiment will be published as a guide for other communities.

The Massachusetts Department of Commerce, which, after studying what has been done in other jurisdictions and assisted by Boston College, will develop model policies and procedures for assisting businesses displaced by urban renewal activities . . . the new methods to be tested in actual operation and then revised and published for guidance in other communities.

The Pittsburgh and Allegheny County urban redevelopment authorities which are to get $60,000 of of an estimated $90,000 needed to analyze fiscal needs and resources for renewal and then to develop a systematic and financially sound program for the Pittsburgh metropolitan area. The project will involve an inventory and assessment

REDEVELOPMENT OPPORTUNITY

The Providence Redevelopment Agency, Providence, Rhode Island, announces that it will again issue its Invitation for Proposal documents, as amended, until September 11, 1961. The opportunity to request a set of the disposition documents is being extended because of certain modifications being made in the requirements for the redevelopment proposals. Parties already possessing the documents have been notified of these modifications. The time for submission of completed proposals is hereby extended until 10 a.m. on January 16, 1962, after which date no proposals will be accepted. The land to be sold for residential and commercial re-use consists of approximately 31 acres in the Lippit Hill Redevelopment Project Area, which has been assembled pursuant to the Urban Renewal Provisions of Title I of the Housing Act of 1949, as amended.

Disposition will be on a fixed price per square foot for the land with competition based on proposals other than price.

Prospective purchasers may obtain copies of the documents entitled "Invitation for Proposals" and may discuss the redevelopment of this area with the Providence Redevelopment Agency.

The documents entitled "Invitation for Proposals" may be obtained by depositing $100 with the Providence Redevelopment Agency for each set of documents requested. Deposits will be refunded if the Invitation for Proposal Documents are returned in good condition at any time until January 31, 1962.

For further information in connection with this land disposition program, please contact James G. Dolan, Jr., Real Estate Officer, Providence Redevelopment Agency, 410 Howard Building, Providence, Rhode Island, telephone TEmple 1-6550.

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Albert Harkness, *Member* Edmund M. Mauro, *Member*

of all of the area's community improvement agencies, with a view to determining the degree of reciprocity existing between such agencies; future demands upon their services; financial resources required; and possibility of coordination, consolidation, or modification of their services.

The completed study is a 50-page report on the economic feasibility of urban residential rehabilitation in renewal areas. Examined in the study are the private investment and public policy considerations that relate to rehabilitation and replacement. The effects that public policy may have upon private renewal decisions are a point of major emphasis. Also presented is a framework of theories developed for predicting the renewal decisions that will be made by property owners in urban renewal areas. Entitled *Economic Aspects of Urban Renewal: Theory, Policy, and Area Analysis,* the report was prepared by, and is available from: Real Estate Research Program, Institute of Business and Economic Research, University of California, Berkeley.

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Housing Calendar

"Housing Calendar" is a NAHRO service that is designed to keep members up on what's going on in NAHRO and in other national and international organizations operating in fields related to housing and urban renewal (NAHRO events appear in bold type).

August

17-18—Technical and Maintenance Committee. NAHRO headquarters, Chicago.

17-18—NAHRO ad hoc committee. Special meeting on public housing development program. Public Housing Administration, Washington, D. C.

25—NAHRO nominating Committee. Chicago.

25-26—National Catholic Social Action Conference. Housing and Urban Renewal Commission. University of Detroit, Detroit.

September

3-9—International Federation for Housing and Planning. Santiago de Campostella, Spain.

8—Middle Atlantic Regional Council. Executive Committee. Park Sheraton Hotel, New York City.

9—Southwest Regional Council. Development Committee. Hot Springs, Arkansas.

13-15—Tennessee Association of Housing and Redevelopment Authorities. Twenty-second annual meeting. Mountain View Hotel, Gatlinburg, Tennessee.

18-19—Southwest Regional Council. First Urban Renewal Workshop. Hilton Hotel, Fort Worth.

20-21—Producers' Council 40th Convention. Pittsburgh Hilton Hotel, Pittsburgh.

24-28—National Institute of Municipal Law Officers. Annual Conference. Waldorf-Astoria Hotel, New York City.

October

1-6—National Recreation Association: Annual recreation congress. Detroit.

10-13—Community Planning Association of Canada. Annual National Planning Conference. Nova Scotian Hotel, Halifax.

11-12—Southwest Regional Council. Maintenance Committee. Lake Charles, Louisiana.

13-14—Southwest Regional Council. Executive Committee. Lake Charles, Louisiana.

16-17—National Council on Aging. Annual meeting. New York City.

26-28—National Federation of Settlements and Neighborhood Centers. Southeastern conference. Mammoth Cave, Kentucky.

29-November 1—NAHRO Annual Conference. Sheraton Hotel, Washington, D. C.

FOUR TOP STAFF APPOINTMENTS IN URA ANNOUNCED BY COMMISSIONER SLAYTON

Another chapter was added to the volume of new federal appointments with the announcement by Urban Renewal Administration Commissioner William L. Slayton on July 7 of the addition of four new members to his staff (see June JOURNAL, page 232).

Pictured above with Commissioner Slayton left to right are:

Howard J. Wharton, Deputy Commissioner of URA, whose 26-year career of federal service has been devoted largely to housing, community development, and urban renewal, and who steps into his new position from a post of Assistant Urban Renewal Commissioner for Redevelopment

James G. Banks, who fills the newly-created position of Assistant Commissioner for Relocation and Community Organization, and who was for the past ten years a member of the staff of the District of Columbia Redevelopment Land Agency (see June JOURNAL, page 228)

John W. Shively, appointed Assistant Commissioner for Technical Standards, who was formerly a coordinator in the office of the Assistant Commissioner for Technical Standards and who has been associated with federal programs of slum clearance and urban renewal since their inception in 1949

Frederick Hayes, who will assume the duties of the Assistant Commissioner for Program Planning, and who has been for the six years preceding his appointment chief examiner for housing programs of the Bureau of the Budget.

Characterizing his four new appointees, Commissioner Slayton said: "(They) are seasoned, experienced, and exceptionally knowledgeable in housing and urban renewal matters . . . (with) clearly demonstrated . . . ability to carry out their assignments under the new and expanded Kennedy housing program."

Washington Report

prepared by Mary K. Nenno and Kenneth Ashworth

HHFA MOVES RAPIDLY TO PUT HOUSING ACT INTO EFFECT. The next big step after the passage of a major law like the Housing Act of 1961 is the implementation of the provisions of the law. Which means that procedures, directions, instructions, and forms must be developed and distributed. With remarkable speed and understandable alacrity, the constituent agencies of the Housing and Home Finance Agency have brought out their first procedures and directives for putting the intent of Congress into effect. Of course, performing this task involved last minute overtime and long hours for many staff people--but much of the work had been done beforehand. The head start was possible on most of the programs because new legislative objectives and provisions could be fitted into an existing framework.

Three programs that require additional study and time before they can be implemented are the mass transportation planning and assistance program, the open space provisions, and the Federal Housing Administration's program of rental housing for moderate-income families.

URA'S BACKLOG OF PROJECTS UNLOCKED. Immediately upon the authorization of new funds for urban renewal, the commissioner of the Urban Renewal Administration, William L. Slayton, moved out of the "ice box" 81 projects that had been pending and frozen in the URA central office because of the lack of available urban renewal funds. Over the past few months, reviews and the preparation of approval documents on projects in the central office had proceeded as usual . . . but they had been stacked up, waiting for the Congress to provide new funds. With literally 81 strokes of the pen this month, that many projects in 71 localities were given $196,902,281 of federal capital grant funds.

Under the provisions of the new housing act, many of the projects sitting in the URA ice box awaiting funds qualified for a three-quarters federal grant rather than the two-thirds share under the old law. Nevertheless, all projects were approved as they had been submitted and localities qualifying for the three-quarters federal share may request the additional federal assistance.

PUBLIC HOUSING PROGRAM MOVES ALONG. All 37,000 units of public housing authorized by the Housing Act of 1959 have been allocated and contracted for use and 36,000 of the 100,000 units authorized in the 1961 act have already been requested in applications now pending. This statement alone does not indicate the total picture of activity on the public housing front: it is to be noted that two-thirds of the 37,000 units from the 1959 act went under contract since January.

An additional encouraging point is that a large part of these units are to be built in economically depressed areas, which means new jobs and building activity in areas most needing it. About 30,000 units went into construction during the last fiscal year, the highest number of starts since 1953. This current fiscal year it is anticipated that construction will begin on 48,000 additional units.

HOUSING FOR THE ELDERLY GAINS NEW PROMINENCE. Sidney Spector was recently moved up to the position of Assistant Administrator of the Housing and Home Finance Agency: from this new position he will direct and head the operations of the newly established Office of Housing for the Elderly.

Three federal programs of housing for older persons are now being carried on by HHFA and its constituents: the direct loan program; a program of low-rent public housing being administered by the Public Housing Administration; and a program of Federal Housing Administration mortgage insurance.

Named to head up the direct loan program: Kenneth C. Cavanaugh.

HOUSING ACT OF 1961 BECOMES LAW

STRENUOUS FOUR-MONTH LEGISLATIVE BATTLE BRINGS NEW TOOLS TO COMMUNITY REBUILDING JOB . . . WILL NEXT FOUR YEARS BRING RESULTS: BETTER CITIES?

Summary and analysis of bill by NAHRO Washington staff

In the late morning of June 30, Administrator Robert C. Weaver of the Housing and Home Finance Agency left his office at 1626 K Street and journeyed the few short blocks to 1600 Pennsylvania Avenue. Joined by his top staff members and by representatives of the Congress, the Administrator had an important appointment. He was on his way to the White House to watch President Kennedy sign into law the Housing Act of 1961. At exactly 12:16 p.m., the mission was accomplished.

The President's signature brought to a climax almost four months of strenuous legislative activity that had begun officially on March 9 when the White House sent to the Congress the President's "Message on Housing and Community Development."

The pace was intensified on March 29 with the introduction into the Congress of the Administration's bill on housing. Almost the entire month of May was consumed in intensive hearings before the housing subcommittees of the Banking and Currency Committees of both the House and the Senate. Here, under the guidance of Senator John J. Sparkman and Representative Albert Rains, the testimony of almost 60 separate witnesses was placed on the record and published in 2300 printed pages.

Concentrated staff work by the housing subcommittees came next, resulting in reports to the Banking and Currency Committees. On June 12, the Senate passed a housing bill, with action by the House of Representatives on June 22. A Conference Committee report was quickly acted on by both Houses on June 28, which brought the housing bill to the desk of the President.

Administrator Weaver Says . . .

Speaking on June 27 at the annual meeting of the Potomac Chapter

Top echelon housing officials on their way to the White House to participate in the signing-into-law ceremony for the Housing Act of 1961. Housing and Home Finance Agency Administrator Robert C. Weaver is accompanied by (left) General Counsel Milton P. Semer and (right) Public Housing Administration Commissioner Marie C. McGuire and Federal Housing Administration Commissioner Neal J. Hardy

Photographs: Housing and Home Finance Agency

FRIENDS OF HOUSING GATHER 'ROUND AS PRESIDENT SIGNS BILL

William L. Slayton, Commissioner, Urban Renewal Administration; Congressman Charles A. Vanik (D, Ohio); Congressman William L. Moorhead (D, Pennsylvania); Congressman Carl Albert (D, Oklahoma); Mayor Richardson Dilworth of Philadelphia; Robert C. Weaver, Administrator, Housing and Home Finance Agency; Jack T. Conway, Deputy Administrator, HHFA; Marie C. McGuire, Commissioner, Public Housing Administration; Vice-President Lyndon Johnson; Congresswoman Leonor K. Sullivan (D, Missouri); Congressman Brent Spence (D, Kentucky); Senator Edmund S. Muskie (D, Maine); Senator Maurine D. Neuberger (D, Oregon); Congressman William Green, Jr. (D, Pennsylvania); Milton P. Semer, General Counsel, HHFA; Wayne Phillips, Special Assistant to the Administrator, HHFA; and Fred A. Forbes, Assistant Administrator for Public Affairs, HHFA.

of NAHRO, Administrator Weaver said of the bill:

"The housing bill which has now been passed by both the Senate and the House is unique in its scope and comprehensiveness. . . . It is the culmination of the dreams of many, many people—many of them right here in this room today. . . . Unbelievable as it seems, the President's proposed bill was sent to the Congress only 10 weeks after this Administration took office. And it has been passed by both branches of Congress less than 13 weeks later. . . . Those of you who have struggled in the past through the months and sometimes years that were necessary to achieve previous housing bills can really appreciate what a great achievement this was."

Tools Are Ready

Warming up to his subject, the Administrator continued: "With the tools provided in this housing bill added to those which we have gradually accumulated over the past three decades, we are now equipped as we never have been before to work toward the goals that we have set forth for so long.

"Our first and most basic goal is still today, as it has always been, the achievement of 'a decent home in a suitable living environment for every American family.'

"Think, now, what we can do!

"We will have public housing for our lowest income families . . . we will have a program of insured mortgage loans for families on the very edge of the public housing bracket . . . we will have created, through the insurance of long-term rehabilitation loans, the opportunity to reclaim and preserve that vast treasury of sound but dilapidated housing built up in our cities over the past 200 years . . . we will have, at last, the means of building apartments in our cities within the means of our moderate-income families . . . and we will have, finally, a program of direct loans to finance housing for our older citizens that will be large enough to be meaningful."

In addition to the new tools for better housing, Dr. Weaver emphasized:

"Congress has given its approval . . . to take a full stride forward toward halting and turning upward again the frightening spiral of decline in our great cities . . . we will have 2 billion dollars available over the next four years to cities with the imagination and energy to undertake urban renewal . . . now for the first time they can put urban renewal planning on an orderly basis . . . we will have more flexibility than we have ever had before in the planning of urban renewal . . . we will have under this bill opportunities never before possible for the coordinated planning of community development . . . the proposed open space program may provide the beginning of an answer to preserving rapidly-disappearing open land around our cities . . . demonstrations and studies in mass transportation will make it possible for communities to get started on this planning while the HHFA and the Department of Commerce are studying just what federal action should be taken in this field."

Next Four Years?

As the Administrator watched the President pen his signature, he may well have looked back with satisfaction over the past four months. A first objective had been accomplished—the tools to do a job. Undoubtedly, Dr. Weaver was also thinking of the effort that must go into realizing the objective of the next four *years*—putting the tools to work.

HIGHLIGHTS OF THE HOUSING ACT OF 1961

MODERATE-INCOME HOUSING

The Federal Housing Administration's Section 221 program for displaced families is made available on more liberal terms and extended to apply in general to all low- and moderate-income families.

Sales Housing: The dollar limits for a mortgage on a one-family house are raised to $11,000 for normal cost areas and to $15,000 for high cost areas. Mortgages for two-, three-, and four-family houses are available only for displaced families. Downpayments are $200 per dwelling unit (including settlement and repayment costs) for displaced families—*or* 3 per cent of the FHA Commissioner's estimate of the cost of acquisition of the property (including closing costs) in the case of other moderate-income families. The maximum maturity of the mortgage is 40 years for displaced families. For other moderate-income families, the maximum maturity is 35 years for *new* housing and *30* years for *existing* housing, except that, in the case of new housing, the maturity may be 40 years if the Commissioner determines that the purchaser cannot pay the higher monthly payments required under the 35 year mortgage.

Rental Housing: A new "below market" low-interest rate mortgage program is authorized to serve the needs of low- and moderate-income families, including displaced families. Mortgage financing for a new or rehabilitated rental housing project can bear an interest rate below the market and FHA can insure the mortgage with reduced insurance premiums or no premiums. Eligible mortgagors are private nonprofit corporations or associations, cooperatives, or public bodies or agencies not receiving assistance exclusively under the Housing Act of 1937. The interest rate cannot be lower than the average market yield of all outstanding marketable obligations of the United States (now 3⅛ per cent). Maximum maturity and top interest rate are determined by the Commissioner. Dollar limits of the mortgages are on a per room basis for units that average more than four rooms and are $8500 and $9000, respectively, for garden type and elevator buildings when units are under four rooms.

FHA HOME IMPROVEMENT LOANS

The bill provides major assistance to the efforts being made to upgrade and preserve the nation's existing housing supply. Loans for rehabilitation may be made up to $10,000 per dwelling unit for periods up to 20 years. The value of each loan will be calculated on a liberal basis adapted to each application for loan. Structures under ten years old do not qualify unless there is a major structural change or it is necessary to correct major defects not known at the time of completion.

Under the new law, the basis for determining the maximum amounts of mortgages covering repair and rehabilitation under Sections 220 and 221 will be the sum of the estimated cost of repair and rehabilitation and the Commissioner's estimate of the value of the property before repair and rehabilitation, rather than the value of the improved property.

HOUSING FOR ELDERLY

Total authorization for the direct loan program for housing for the elderly is increased from 50 to 125 million dollars and the definition of eligible borrowers includes consumer cooperatives and public bodies not receiving assistance from the United States exclusively under the Housing Act of 1937.

PUBLIC HOUSING

For public housing, the remaining balance of the 336 million dollars for annual contributions in the 1949 act is made available, covering approximately 100,000 units.

Where the rentals of units occupied by elderly are so low as to threaten solvency of a low-rent project, an additional federal subsidy payment of up to $120 per year per unit is authorized.

New responsibility is given local authorities to determine admission policies. Over-income families are permitted to continue in occupancy under a new provision of the law if they are unable to locate adequate private housing and if they pay a rent related to their income.

The Administrator of the Housing and Home Finance Agency is authorized to enter into contracts to make grants up to 5 million dollars to public or private bodies for the purpose of developing and demonstrating new or improved means of providing housing for low-income families.

URBAN RENEWAL, PLANNING

The single largest portion of money in the housing bill is the 2 billion dollars for urban renewal, to be used over the next four years.

Cities under 50,000 population may now receive a three-fourths federal grant on project costs. The three-fourths provision also applies to cities up to 150,000, if located in an economically depressed area.

Relocation payments to businesses may now go above the $3000 limit formerly imposed.

Project property selling prices may be written down if the reuse is to be for moderate- or low-income families.

The urban planning authorization is increased by 55 million dollars and the federal share is raised from one-half to two-thirds. In economically depressed areas, the federal share may be three-fourths.

URBAN MASS TRANSPORTATION

Part of the authorization for urban planning may be used for comprehensive planning of mass transit systems.

A 25 million dollar portion of the urban renewal authorization may be used for demonstration projects to improve mass transportation.

Loan funds in a total of 50 million dollars are available for financing the acquisition, construction, and improvement of equipment and transportation facilities.

OPEN SPACE LAND

The bill provides 50 million dollars to enable the Urban Renewal Administration to assist localities to buy land for permanent open space. The federal share will be one-fifth of the cost if an inter-jurisdictional body is responsible for the activity. The use of the open space must conform to the general plan of the locality; contribute to community development; and have recreational, conservation, historic, scenic, scientific, or esthetic value.

IN THE SENATE . . .
all-night battle on housing bill

Senator John J. Sparkman

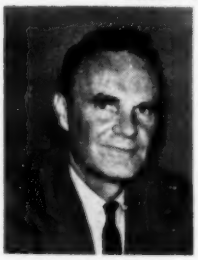
Senator John J. Sparkman and Representative Albert Rains were out of Washington at the time of the signing of the Housing Act of 1961 at the White House ceremony reported on page 279. (The President noted their absence by commenting that it was like trying to stage a production of *Hamlet*, without Hamlet.) Both had been notably *present* during the four-month legislative process that brought the bill to the President's desk. Even for such veterans of previous housing battles, the events of 1961 presented a demanding test of competence and skill.

Senator Sparkman Leads

Architect of the victory in the Senate, John J. Sparkman added further to his already impressive record in the field of housing. In a Senate career that has included contributions in the fields of foreign relations, small business, and agriculture, the Senator has never neglected his housing interest. Since he came to the Senate in 1947, Mr. Sparkman has been a member of the Banking and Currency Committee. In 1949, he became the chairman of the subcommittee on housing. Senator Sparkman was one of the first advocates of a middle-income housing program, sponsoring such legislation in 1950. It is not surprising, therefore, that the 1961 housing legislation drew his generous interest and support.

And that support was badly needed on June 8 when it appeared that the bill might be due for an unhappy ending. The crisis came midway in a more than 13-hour debate when Senator Albert Gore (D, Tennessee) won a surprise victory on his amendment to cut back substantially the new proposal on housing for moderate-income families. Senator Sparkman did not give up; by 1:30 the following morning, he had organized support for a compromise proposal that won back most of the moderate-income housing provisions. After this triumph, the final passage on June 12 of the bill virtually intact as it had been presented was something of an anti-climax.

Staff Work



Carl A. S. Coan

At the Senator's side on the Senate floor as he drafted the compromise amendment was Carl A. S. Coan, staff director of the subcommittee on housing: nothing new in the history of the bill, since a dedicated and hard-working subcommittee staff had been at the night-and-day call of the Senator from the moment S1478 was introduced.

Carl Coan came to the directorship of the subcommittee well prepared to backstop a housing-minded Senator. Although in the top job only since April, he had previously served as research director to the subcommittee for three years. Earlier, Mr. Coan had specialized in economics and housing research with the Works Progress Administration (1939-42), the Bureau of the Census (1942-56), and with the Public Housing Administration (1957). He is a past president and the current program chairman of the Potomac Chapter of NAHRO.

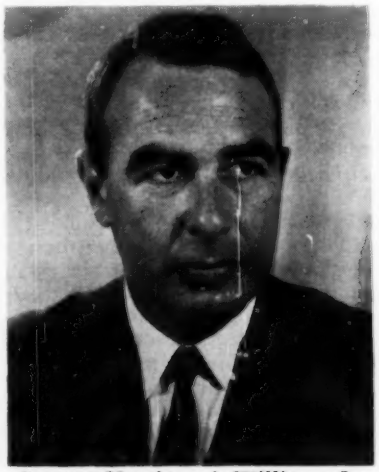
Also aiding in the staff work was Dudley L. O'Neal, Jr., chief counsel.

Senator Williams' Role

And the Senate story of housing legislation in 1961 would not be complete without recognizing the contribution of Senator Harrison A. Williams, Jr. (D, New Jersey). That provisions on open space and mass transportation are in the housing act can be traced directly to his initiative and interest. In 1960, Senator Williams had introduced and helped to steer through the Senate a bill to aid mass transportation. In this same year, he introduced an open space bill to encourage attractive, orderly urban growth. When Congress convened in 1961, Senator Williams was quick to reintroduce measures in both of these areas. For both, the prospects were uncertain; neither was a part of the Administration's housing program. However, the need for these legislative aids struck a responsive chord among all interests concerned with urban rebuilding.

The result: provisions for both open space and mass transportation were made a part of the Housing Act of 1961. The new act provides for 50 million dollars in federal grants to state and local governments to acquire and preserve open space land in and around urban areas. Also approved was a 75 million dollar mass transportation program for long-range research and demonstrations—and to help meet short-range emergency needs.

Senator Williams has been in the upper house since 1958, having previously served for two terms in the House of Representatives. He has special interests in all phases of urban planning and development and is a strong supporter of housing legislation. Ardy Ames is his capable legislative assistant.



Senator Harrison A. Williams, Jr.

Congressman Albert Rains

IN THE HOUSE . . .

23 separate votes bring victory

The experience in the Senate in getting the 1961 housing bill through to a favorable vote, as reported on the opposite page, served as a somber warning as preparations were made to introduce the bill on the floor of the House of Representatives. Congressman Albert Rains had already shored up the defenses during committee action by proposing an expansion of the community facilities program and an increase in the share of the federal urban renewal grant (from two-thirds to three-fourths) for small areas. Thus, he had already forged a coalition of Congressmen from smaller areas and larger areas.

Congressman Rains Leads

As debate opened in the House on June 22, Congressman Rains had one final proposal. Anticipating opposition to the 40-year, no-downpayment plan for sales housing for moderate-income families (this proposal had drawn most of the controversy and heat during the hearings and on the floor of the Senate), Mr. Rains prepared a substitute amendment, lowering the term to 35 years and providing for a small downpayment.

By the time the House had acted to reject a substitute, stripped-down bill and to accept the Rains' amendment on moderate-income housing, the pattern was clear. Through 23 separate votes, the coalition held firm. Voted down in successive order were efforts:

–to eliminate the authorization for public housing;

–to require a demonstrated record of local enforcement of a minimum housing standards code before federal aid for urban renewal could be authorized;

–to require a local referendum on each proposed urban renewal project.

One last effort was made to upset the bill. An amendment was introduced to outlaw discrimination in public housing: a direct blow at the coalition. Said Congressman Rains: "The real intent and purpose of this amendment is to kill the bill." The house agreed, going on to defeat the amendment and to approve the total housing measure.

The Victory

The victory was a strategic one for the Congressman from Alabama. For six of his 16 years in Congress, he has been chairman of the Banking and Currency Committee's subcommittee on housing and is recognized as an expert on the complexities of government housing programs. His subcommittee has drafted improvements and perfecting amendments for the Federal Housing Administration's program and for the secondary market operations of the Federal National Mortgage Association. He was an originator and, hence, a strong supporter of the direct loan program for housing the elderly that was adopted in 1959.

And, in 1961, Mr. Rains again demonstrated his skill and leadership in directing complicated legislation through an unwieldy and divided body, adding weight to discussions of the Congressman as a future Speaker of the House.

Staff Work

John E. Barriere

Again, as in the Senate story on the facing page, expert and dedicated staff work by the housing subcommittee was of key importance. Congressman Rains had at his call on the floor and throughout the hearings and committee conferences the experienced know-how of John E. Barriere, staff director, and of John J. (Jim) McEwan and Kenneth W. Burrows.

John Barriere has been a member of the professional staff of the Banking and Currency Committee since 1949 and staff director of the housing subcommittee since the position was created in 1955. A specialist in economics and government, Mr. Barriere is well known both for his knowledge of housing programs and his insight into the voting habits of the House. He was a member of President Kennedy's Task Force on Housing.

What's Possible . . . Under the Housing Act of 1961

FOR A LOCAL RENEWAL AGENCY

The new law lays on the table the tools for really doing the job of improving the nation's housing and meeting the problems of our urban centers. But, as always, the use of these tools depends ultimately upon the initiative and hard work of the localities. The contents of the act are largely the result of expressed local needs; now it is time for the localities to show that they can indeed use the provisions of the law to supply better housing and to improve our urban areas.

To be specific, here are a few examples of how an LPA can use the various new provisions of the law.

Rehabilitation Financing

An LPA having difficulties with a rehabilitation area should turn to the Federal Housing Administration for assistance under the new home improvement provisions, which permit loans up to $10,000 per dwelling unit for a loan period up to 20 years. If local banks and lenders are hesitant to make these loans, the LPA can point out to them that they have nothing to lose: FHA may pay lenders in case of default in cash rather than debentures. This handling permits the lender to re-enter the market with cash, with no delay or additional transactions in case of default.

More Federal Aid

If the city is under 50,000 population, it should realize that all future projects and any applications approved after the passage of the act are eligible for a three-fourths federal grant.

Any city up to 150,000 population in an economically distressed area may apply for the same three-fourths federal share available to smaller communities.

Non-cash Credits

A city having problems with footing its share of project costs should investigate the possibility of tying a project to a university or college or hospital development plan. Any expenditures for land acquisition, demolition, and relocation by most such institutions made up to seven years prior to execution of a project are eligible for non-cash local grant-in-aid credit.

Central Business District

Cities with deteriorating downtown or commercial areas should apply for federal assistance even though the areas are not predominantly residential. The availability of funds for such projects was raised in the 1961 act from 20 per cent of all urban renewal funds to 30 per cent.

LPA Test Rehabilitation

An LPA with a few project properties that are not being voluntarily rehabilitated should look to the new rehabilitation demonstration provision in the law. This provision serves several purposes: the property can be restored by the LPA in order to establish a rough estimate of costs for such rehabilitation. Rather than demolish property simply because a private party can not or will not restore it, the LPA can now undertake rehabilitation. The property can be sold after rehabilitation to a private individual by the LPA.

Bigger Write-downs

Where private housing for low- or moderate-income families is the redevelopment objective of a project area, this re-use now can be achieved more easily. Project land can be sold at an additional write-down from the cost to either nonprofit or limited dividend corporations, to cooperatives, public bodies, or purchasers eligible for FHA 221 mortgage insurance. The added write-down of land to such parties is possible if their objective is to provide private housing for lower- or middle-income housing. The lower cost of the land is intended to assist in lowering the rents that must be charged for properties built on the land.

Further reductions in rents are possible under the provisions of FHA Section 221 (d) (3), authorizing a below-market interest rate on the cost of construction.

Relocation

LPAs should be aware that they may now pay actual certified costs of relocating businesses and will no longer be governed by the $3000 limit under the old law. The federal government still pays 100 per cent of the cost of relocation.

CFA Loans

If the financing of sewers, streets, lighting, and the like are a problem to a small city, it should turn to the Community Facilities Administration, which is now making loans on all public facility construction except schools.

"New Look" in Administration

In order for these and the many other provisions of the new law to be used to accomplish their stated objectives, localities should turn quickly and with bold moves to take advantage of them. It has been indicated that the new administration of the Housing and Home Finance Agency and its constituent agencies believes firmly in the administrative rule of "management by exception." That is, if a locality has problems with a regional office or with decisions made in the field and the locality feels that its position is justified, the Washington offices of the agencies concerned want to hear about it. Cities should push their programs vigorously through the usual channels but, whenever a legitimate application or problem gets stuck, it should be bucked to Washington. There the problem will be re-evaluated to find where the trouble lies.

But, above all, right now is the time for localities to share in the provisions of the new housing act, all of which were intended for them. It can safely be said that no act ever passed by Congress has been more specifically aimed at helping our cities with their problems. The federal help now exists; it only remains for the localities to ask for it.

What's Possible . . . Under the Housing Act of 1961

FOR A LOCAL HOUSING AUTHORITY

The first and most pleasing sight to a local housing authority looking at the Housing Act of 1961 is the figure: *100,000 units authorized for new low-rent housing.*

To most authorities, it is a sign of faith in the public housing program, a sign they have been waiting for and that they are ready to justify. That such is the case is an indication of the new spirit that has dominated the public housing program since the summer of 1960 —and that has resulted in the spurt of activity that has brought under contract all of the previous authorization (the 37,000 units authorized in the 1959 housing act) and that has built up a backlog of applications for 36,000 more units, which can now be accepted under the 1961 authorization (see page 278).

In the words of the commissioner of the Public Housing Administration, Mrs. Marie C. McGuire:

"These figures show that most of our communities are able and ready to get their public housing built and occupied if we in the federal government give them the kind of action and support they need. This stepped-up rate . . . means more employment and building when we need it, particularly in areas of high unemployment. Most of all, it means that thousands of families now in substandard quarters can get decent homes and cities can proceed more rapidly with their plans to eliminate slums and blight. We hope to maintain this action record under the new Housing Act."

Further evidence that the 100,000-unit authorization of the 1961 act is due to get rapid utilization is the record as to *new* localities now undertaking public housing programs, dramatized on the cover of this month's JOURNAL.

Elderly

Local authorities are also gratified that their effort to serve the elderly in public housing has been recognized by increased financial assistance to serve these families better, and in larger numbers, in the form of an increased subsidy of $120 per year for every elderly unit—if needed to maintain financial solvency in a low-rent project. The construction cost ceiling is also raised for elderly units by $500.

Local Autonomy

The Housing Act of 1959 declared that it was the policy of the Congress to vest in local public housing authorities the maximum amount of responsibility in the administration of the low-rent housing program. The new Housing Act of 1961 moves another step in this direction by giving local authorities broad responsibility to determine admission policy and to gear it to local needs.

20 Per Cent Gap

With respect to elderly families and displaced families, the required gap between project rentals and private rentals is eliminated. While the 20 per cent gap has not been a serious obstacle, since most public housing admission rents are considerably lower than 20 per cent of the rentals available in the private market, the new provision *insures* that elderly and displaced families will not be denied opportunities in public housing for this reason. It gives a local community further flexibility in meeting critical housing situations as they arise, including the relocation of families from renewal areas.

Over-Income Families

One of the critical tasks local housing authorities have had to face is the eviction of tenants because of over-income, often sending them into a private market that does not have sufficient housing in the moderate-income range to accommodate their needs. The result in many cases has been a return by such families to substandard living conditions. The Housing Act of 1961 provides that an over-income family can remain in occupancy if it is unable to locate adequate private housing within its means—and if it pays a public housing rent related to its income.

Demonstrations

Perhaps the most challenging provision of the new law from the point of view of a local housing authority is the 5 million dollar demonstration program, set up for the purpose of developing and demonstrating new or improved means of providing housing for low-income families. Many local agencies have felt for a long time that they were absorbing criticism for a program that they were not being officially encouraged to adapt to new conditions—and at a time when they had no financial assistance available to try new methods. Local housing authorities themselves have been in the forefront with suggestions of how the traditional public housing program could be improved and shaped to meet new needs. Through this demonstration program, and with the encouragement of an awakened leadership in the Public Housing Administration, it is hoped that these opportunities will now be pressed.

The demonstrations are not all likely to be in terms of just improving the existing program. Most local authorities—and NAHRO—are willing to try *new* methods of meeting the housing needs of low-income families. They are ready to try (or to assist others to try) some new ideas, on a test basis . . . but they will be prepared to insist that the ideas be soundly conceived and that the test programs be carefully administered.

New Role

A matter of particular interest and concern to local housing authorities in the 1961 housing act is the provision that makes a local housing authority eligible to be a mortgagor under the new moderate-rental housing program (Section 221,d,3) or to receive a direct loan for housing the elderly. As passed, the new act gives local public agencies the right to undertake these programs *if they are not receiving aid from the United States exclusively under the Housing Act of 1937.* Under this limitation, presumably only authorities with combined housing and renewal programs or those receiving federal assistance for more than the public

housing operation would be eligible. This eligibility may prove valuable if private sponsors do not undertake to build new moderate-rental housing in a community and such housing becomes essential for renewal or other community needs.

But many local housing authorities that do not qualify under this limitation will be concerned as to why they were excluded from this opportunity. This exclusion implies a lack of understanding of the function of a local housing authority—casting them in the role of agencies with only one narrow purpose: to plan and manage public housing under the traditional public housing formula. Most local housing authorities see themselves in a different light—as legally established housing resources with broad powers under state law to work toward good housing—and with 25 years of experience in the planning, development, and management of housing facilities on the local level. Their understanding of the local housing market and housing conditions and their experienced skill have resulted, in many cases, in their being selected to conduct relocation for urban redevelopment and to undertake other community housing tasks.

Small City LHA Role

In some communities (particularly small communities that do not have abundant resources in private nonprofit agencies and cooperatives), the local housing authority may be the only local body with the know-how to undertake the job of constructing new moderate-rental housing. These authorities will find it a matter of regret that opportunities were not seen to use them as the developer of housing owned by nonprofit groups or for housing to be transferred to private ownership after construction. They will regret the loss of opportunities also for developing such moderate-income housing for their low-rent tenants who are reaching the stage of over-income, with the possibility of future ownership by these tenants.

Local communities (and the Congress) might well take a new look at the powers and capabilities of local housing authorities and consider, at the earliest possible date, a rewording of the two sections of the new law that expand the housing authority's powers.

TIMETABLE: HOUSING ACT OF 1961

March 9—President's Message on Housing and Community Development sent to the Congress.

March 29—Administration housing bill introduced in the Senate by Senator John J. Sparkman (S1478) and in the House of Representatives by Representative Albert Rains (HR 6028). Referred to subcommittees on housing of the Banking and Currency Committees.

April 4—Senate subcommittee on housing begins hearings on the bill. Testimony covers ten days (April 4-7, 10-14, 20) from almost 60 separate witnesses and 1049 pages in the printed record. NAHRO testifies on April 13.

April 24—House subcommittee on housing begins hearings. Testimony covers ten days (April 24-28, May 1-5) from almost 60 separate witnesses and 885 pages in the printed record. NAHRO testifies on May 1.

April 26-27—Senate subcommittee on housing considers and approves S1478, with amendments, for submission to Senate Banking and Currency Committee.

May 16-18—Senate Banking and Currency Committee considers and approves S1478, with amendments, for submission to the Senate.

May 23-24—House subcommittee on housing considers and approves HR6028 with amendments, for submission to the House Banking and Currency Committee.

May 26—House Banking and Currency Committee considers and approves HR6028, with amendments, for submission to the House of Representatives.

June 7-8—Debate in the Senate on S1478.

June 12—Senate passes the bill by a vote of 64 to 25.

June 21-22—Debate in House of Representatives on HR6028, with passage of the bill on June 22 by a vote of 235 to 178.

June 26-27—Joint Conference Committee of House and Senate meets to iron out differences between the two bills. Agree on bill for presentation to House and Senate.

June 28—Housing Bill presented by Joint Conference Committee passed in the Senate by a vote of 53 to 38 and in the House by a vote of 221 to 176.

June 30—President Kennedy signs the Housing Act of 1961 (Public Law 87-70).

SCOTTY WALLACE,
Managing Director, Maricopa County (Arizona) Safety Council,
prepared the following story for the "urban renewal" issue of "Home Safety Program Guide," released this summer by the Home Department of the National Safety Council. Republication is with the permission of both the author and the Council.

PHOENIX REPEALS HOUSING CODE, RENEWAL

in response to bitter citizen protest campaign

With charges of "unconstitutional" and "communistic" in the air, the city council of Phoenix, Arizona last February repealed the city's housing code and dissolved the urban renewal department—thus cancelling out two federally-aided renewal projects. In June, the mayor named a citizens' committee that is attempting to draw up a new code—since, as the author of this article notes, "It is still the desire of the majority of the intelligent citizens in the community to have a basic, minimum housing code and to develop a workable urban renewal program."

In the fall of 1958, the city council of Phoenix, Arizona requested that a widely representative citizens committee be set up to study the city housing code and make recommendations for enactment of a stronger code.

Seven subcommittees were established for studying the various sections of the code. The managing director of the county safety council was made chairman for study of the section covering safe and sanitary maintenance, exterior property areas, and responsibility of owner and tenant.

Code Adopted

The committee deliberated several months; held public hearings on several facets of the code, especially in the area involving motels and rooming houses; and finally presented its recommendations to the city council. The recommended code followed the suggested housing ordinance of the American Public Health Association, with one exception—the Phoenix committee strongly felt that an appeal board of citizens should be appointed, without salary, to consider any cases of hardship and refusals to comply with housing inspectors' recommendations, enforceable under the code.

The revised code was adopted by the city council in February of 1959. Authority for enforcement of the code was placed under the urban renewal director and five housing code inspectors were employed.

The code gave the inspectors authority to enter any home and provided penalties for the occupant or owner if an inspection were refused. But the use of legal force was found unnecessary because of the "sales" program initiated by the urban renewal department.

Enforcement Begins

Several areas that showed the beginnings of blight and some with dwellings that appeared to be unsafe or unsanitary were selected for inspection. The areas designated for inspection and rehabilitation did not include those areas of the city that had already been designated as slums. It was felt by the city officials that such slums were beyond repair and could only be eliminated by a slum clearance plan. Such a plan had been on the drafting board for several years.

The principal purpose of the housing code, of course, was to insure that existing housing did not endanger the health and safety of occupants. Its enforcement made a significant contribution toward the improvement of the community by upgrading and stabilizing neighborhoods.

Enforcement was made mostly on a neighborhood basis, with the cooperation of neighborhood associations. This procedure provided the maximum benefits to be derived from simultaneous upgrading of contiguous properties and the participation of neighbors working together for the improvement of their neighborhood. To initiate their plan in a neighborhood, the urban renewal department would call a meeting in the selected area, inviting all residents to attend. The reasons for the code, the need for

inspection, and the results obtainable were explained to those in attendance. The meeting was usually hosted by a neighborhood improvement association or a church. Those in attendance and others in the neighborhood were then asked to invite the inspectors into their homes.

The urban renewal department's relocation supervisor consulted with families whose housing was to be demolished and gained information as to their basic needs and their economic background. He then set out to find suitable housing that the families could afford to rent. In many cases, such rentals were found for as low as $35 a month. While some public housing existed in Phoenix, very few of the families relocated under the housing code were placed in such units.

During the first year of the program's neighborhood improvement activities the following accomplishments came through voluntary action of the people:

Units Inspected	2,914
Units Demolished	208
Units Rehabilitated	464
Acres of Land Cleared	6.52
Money Expended	$278,822
Families Relocated	178

Interior and exterior repairs were accomplished, premises were cleared, and generally unsafe or unsanitary conditions were removed. Eleven outside privies were eliminated. The need for continuance of this program was graphically proven when, in the early winter of 1960-61, six deaths occurred in Phoenix that were attributable to unvented gas heaters.

Opposition Begins

No one knows exactly how the opposition to the housing code began but in late November of 1960 one of the property owners in an area selected for inspection reportedly convinced some 21 of his neighbors that such an inspection was unconstitutional and that it was an invasion of the rights of the individual. Thereafter, these families refused to admit the inspector when approached. In spite of the law that provided the inspectors with the authority to enter, the inspectors did not force the issue. Generally speaking, the urban renewal department's director and staff felt that the program's purpose was to assist the neighborhoods and their occupants rather than to force the law upon them.

The hue and cry of "unconstitutional" made itself heard in various parts of the community and in December 1960, a group of citizens, the majority of whom did not live in the to-be-inspected areas, presented themeslves at a meeting of the city council protesting the code and requesting that it be repealed.

Although they stated they had heard many complaints concerning housing inspections, it is significant to note that in the two years the code was in effect not one case was ever referred to the appeals board.

The managing director of the county safety council then offered to conduct public meetings that would attempt to explain the reasons for, and the operation of, the program.

Four to five hundred persons appeared at the first of the public meetings, held January 10, 1961. A panel had been drawn from the original housing code committee to answer questions on the various parts of the code and the safety council manager acted as moderator. It was quite evident that a goodly number of those present were there to forestall any pertinent information from being released by the panel. They used fist-shaking and shouting methods to break up the meeting and make a mockery of its purpose.

The alarming note throughout all these proceedings (the city council meeting, the public meetings, numerous anonymous phone calls to the safety council office) was the insinuation that anyone who opposed the "citizens" group and did not agree that such laws were unconstitutional was a communist or a follower of the communists.

Such threats caused the safety council manager to issue a statement to the housing code committee and the Phoenix city council. Excerpts from this statement were as follows:

"An anonymous woman caller to our office stated she was a Christian and a church member, but when she was asked what we should do to prevent a life from being taken by unvented heaters or unhealthy conditions, she stated she would much rather see someone die than have their rights abused.

"The present activity in our community illustrates the ease with which unrest, mob-violence and anti-government movement can be initiated.

"This presents a tremendous challenge to all responsible civic groups—especially churches, service clubs and women's organizations. We simply have not done a good job of placing this problem of unsafe, inadequate and deteriorated housing before the public in a proper manner.

"We cannot take for granted, at this point, that a simple educational program conducted through meetings and other communication media will accomplish the job either. We are faced with a militant group of citizens from all walks of life who have stated that they have already had their minds made up.

"Inasmuch as one of the major reasons for a housing code is correction of unsafe conditions, the safety council accepts its responsibility to do the utmost in public education and work with you to this end."

Code Repealed!

Near the end of February, the city council started to take action to modify the housing code so that the enforcement would be removed from the urban renewal department and placed in the building department and also to remove the authority of the inspector to enter a dwelling without a warrant. But, on the eve of such consideration, the "citizen" group presented more than 10,000 signatures demanding the repeal of the code. In a surprise action, the city council did repeal the code.

A week later, they dissolved the urban renewal department. The mayor and city council have consistently refused to use federal funds for the urban renewal program, believing it could be accomplished on a local basis. [Editor's Note: the city had two federally-aided projects in the planning stage, which were under the now dissolved department. Status of these projects as of July 1961: cancelled!]

It is still the desire of the majority of intelligent citizens in the community to have a basic, minimum housing code and to develop a workable urban renewal program. The safety council has passed a resolution urging adoption of a code that can satisfactorily be administered and can facilitate achievement of the desired goals. It is felt that such a lack will not be allowed to exist very long.

OPPONENTS OF PUBLIC HOUSING, RENEWAL—
use referendum as weapon in 11 cities; win in four

Stepped up pace in housing and renewal—as evidenced by an increase in programs under contract in both areas—is matched by a simultaneous increase in activity on the part of opponents, who have dusted off the referendum weapon and brought it back into the battle.

REFERENDA WIELDED TO DEFEAT AND THREATEN HOUSING, RENEWAL

Pueblo, Colorado voters turned down by a vote of 4253 to 6723 a one million dollar bond issue to finance local costs of what would have been the city's first urban renewal project. Contributing factors to the rejection in the June 27 special election are felt to have been a fear that no new employment provisions would be made for the estimated 1000 persons who presently work in the area and a concern on the part of liquor dealers—there are 35 in the section that faced condemnation—that they would be unable to get new licenses if they relocated.

In Tuscaloosa, Alabama, citizens rejected by a three to one vote an urban renewal program that aimed at revitalization of a 613-acre section of the city's old Capital Park area. A federal capital grant of almost 1.2 million dollars had already been allocated for a proposed civic center development in the area. The vote, according to J. Hal McCall, executive director of the housing authority, is felt to have been directed not so much against the project itself as against a potential tax that voters felt might be necessary to finance the project.

In Marin County, California, a referendum on the issue of whether or not the Marin County Housing Authority could build 300 units of low-rent housing with priorities for elderly occupancy was defeated 8461 to 5799 in a countywide vote on June 27. According to authority executive director Bert Klahn, the main reasons for defeat of the measure were voter apathy (the election drew a 21 per cent voter turn-out), lack of positive endorsement by the county's main newspaper, and paid newspaper ads by opposing real estate interests and taxpayers' groups, who alleged that public housing has hidden costs that would affect local taxpayers and who held that the need for elderly housing could be met by private developers.

Rapid City, South Dakota saw a proposal for low-rent housing projects rejected by a vote of 4657 to 2387 on April 18. The referendum can be put before the voters again only after a cooling-off period of one year.

In St. Paul, efforts to force a city referendum on plans of the housing authority to develop two large low-rent projects were defeated when a petition bearing 10,000 signatures was ruled out of order by the corporation counsel. His ruling: the petition clashed with a law prohibiting the city from delegating statutory powers to the voters. The petition had been drawn up to indicate opposition to rezoning of sites for low-rent housing. Sponsors of the petition indicated the battle was not yet over and that they would take "further steps" to defeat the proposed projects.

In Cape Girardeau, Missouri, a bitter, no-holds-barred fight continues to be waged between proponents of public housing and a so-called citizens' committee, which contends that an ordinance passed by the city council last fall authorizing the council to enter into a cooperation agreement with the city's housing authority to build a 220-unit project is a "socialistic" measure that would lower property values and discriminate against realtors, insurance interests, and building supply businesses. A petition requesting a referendum on the repeal of all ordinances establishing a housing authority was filed April 10; at a special session a month later, the city council rejected the petition and cast doubts on the constitutionality of the sought-after referendum. Subsequently the city filed a declaratory judgment suit with the common pleas court to determine the validity of the housing ordinance. At last report, no judgment had been forthcoming from the court but opponents have vowed that they will not give up.

In Des Moines, a referendum has been scheduled for this fall for voter approval of a proposed 500-unit project, making it the first Iowa city to seek low-rent public housing under the just-passed state enabling law (see May JOURNAL, page 209). A citizens' committee of 50 members—known as Des Moines Housing Action—has been formed in support of public housing and prospects indicate that they may have a battle on their hands: $5000 has already been pledged by opponents to support an anti-public-housing campaign. In addition, Des Moines is the home of O. G. Powell, president of the National Association of Real Estate Boards, which makes it a fair guess that public housing for the city will come only after a fight.

ON THE BRIGHTER SIDE, VICTORIES SCORED IN FOUR OTHER REFERENDA

In Madison, Wisconsin, a threatened referendum over the construction of 150 units of public housing to help solve the relocation problems created by the city's Triangle urban renewal project never materialized. Approval in the city council was by a 17-2 vote late this month. No opposition was voiced from the floor when the housing authority's declaration of need and project proposals were presented, paving the way for further action without a referendum.

In Richmond, California, where a housing measure shared the spotlight in the regular spring election, voters on May 9 approved by a vote of 6261 to 3355 a measure authorizing construction of 150 homes "with prior preference for eligible elderly persons."

In Gonzales, California, the vote was 222 to 85 approving a measure authorizing the Housing Authority of the County of Monterey to add up to 50 units of public housing—six to be designed specifically for the elderly—to the 20 existing units that date back to 1953.

In San Pablo, California, voters approved by 678 to 278 the construction of 40 more units, with priority for elderly applicants, to add to the 100 presently operating.

"URBANIZING" CITY NEWCOMERS— whose job? what can "physical" technicians do?

JOHN G. VAUGHAN, Executive Director, Better Housing League of Greater Cincinnati, has tried to answer the above questions from the point of view of an engineer. Up to the time Mr. Vaughan took over as head of the Better Housing League, in late 1959 his housing career had been in the technical end of the business: over a 23-year span he has headed his own engineering firm, served as director of development for the Chicago Housing Authority, as construction and planning advisor for private firms.

In practical terms, Mr. Vaughan demonstrates in the following article, the interrelationship of the social and physical aspects of the city rebuilding job

Architects, engineers, housers, urban renewal and housing code enforcement people are perplexed by the physical and human problems that ricochet endlessly in rundown neighborhoods. When a family and the house they live in are steadily going down together, who's the evil genie? The family, with its personal sloth and ignorance? Or the immediate physical environment, which provides no incentives for them to strive upward and outward into the middle-class cultural ethos?

Back in the old, naive days of the 30's the answer seemed patent: "The environment!" So we built our great monolithic public housing projects and classed as blind reactionaries those who accused public housing tenants of keeping coal in their bathtubs. More latterly, we have learned that a decent environment alone is a rocky base on which to guarantee the rehabilitation of a poverty-stricken city family.

Philosophically at least, we have gladly turned over to the social work profession the responsibility of trying to repair breaking individual human lives. The decaying house and the diseased neighborhood around such lives—the neighborhood they are said to be infecting—hopefully can go in the next sweeping round of demolition and renewal! When such families cannot make the grade in public housing, it is especially then that they become the sole charge of the welfare department, the settlement houses, the churches, the social agencies, and the other people-salvage organizations. We close our eyes and thank God, figuratively, that they and their troubles are no longer in our purview.

Technician's Responsibility

The question I wish to raise, and try partially to answer, is this: are we technically—and physically—oriented housing people justified in our philosophical swing? What can the approach that comes most natural to us—making things work properly and look right—still contribute? How can our particular way of viewing problems help to avert the intertwining physical and social breakdowns so common in privately-owned individual city houses and neighborhoods today?

In Cincinnati recently a series of events was paralleling those of the old "for-want-of-a-nail, a-shoe-was-lost; for-want-of-a-shoe . . . a kingdom-was-lost" epigram. A connected chain was contributing to the total breakdown of the Knowles family and their home.

Last November, with no knowledge of the particular Knowles situation, I happened to be speaking about the home advisory housekeeping service of the Better Housing League to the Cincinnati real estate brokers association. I mentioned, somewhat pridefully, that for more than 40 years we had been sending trained workers out to teach low-income families how to clean, wash dishes promptly, iron, get rid of vermin, and organize such chores efficiently.

Several days later, a Mr. Aldon McLeod, member of the audience and landlord of the Knowles family, called. Skeptically, he solicited our help with his "pigpen." Poor housekeepers, his tenants certainly were . . . but would they consistently follow our home advisors' "do better" advice to the point where he could risk making essential repairs and thus prevent his property from deteriorating beyond recall—or would eviction be his only recourse?

Test Case

Because of the challenge to the part a simple housekeeping service such as ours can play in stopping the spread of blight by helping "unurbanized" families become better tenants, I decided to make this a test case.

Below are a few excerpts from the log kept, with accompanying comments and questions. At the end of the article are my tentative conclusions. (The family name is a pseudonym; all other individuals and organizations are authentic.)

November 23, first visit—Physical conditions (no heat or light, missing window panes, falling plaster, etc.), as reported over the telephone by Mr. McLeod. Six-room, three-story house, basically sound structurally; no regular bathroom but two toilet rooms and two kitchen sinks; no hot running water. Rundown neighborhood. House filthy—clothing piled in heaps on the floor and hanging out of open drawers in broken bureaus; chunks of coal in the kitchen; water on floor under leaking ceiling; stairway so dark matches were needed. Mrs. Knowles in bed, expecting eighth baby. School children home because of lack of adequate clothing. Family on public assistance. Father in workhouse because of non-support.

Called Mr. McLeod, who agreed to make emergency repairs immediately.

Called welfare department. A social worker had recently been assigned to family and would require a week to get information.

Comment: House is not in a now scheduled renewal area; is worth maintaining at least until next round of clearance (ten years?). Adjacent renewal area should be factor in upgrading. Present rent sound. Until Mrs. Knowles' baby is delivered and home advisor has time to obtain her confidence, her housekeeping cannot be improved.

Is this a "hard core" family, with

multiple problems, the solutions to which require deeper treatment than our society is geared to provide at the present time? What are the cause-and-effect relationships among physical deterioration, ignorance of normal urban home management practices, and this family's breakdown?

November 28—Landlord's carpenter replacing broken window panes.

December 2—Mrs. Knowles' mother, Mrs. Johnson, has arrived from Indiana to care for younger children while Mrs. Knowles is in hospital recovering from birth. Mrs. Johnson doing laundry on small coal stove in second floor front room; stove also only source of heat and used for cooking.

Comment: The attitude of Mrs. Johnson, an elderly, matriarchal type, seemed that of willing acceptance of a duty to come to her daughter in spite of an ill husband at home. To how great a degree does the rural practice of falling back on the extended family in emergencies (considered a characteristic weakness of developing middle-class cultural pattern) still prevail among "unurbanized" city families? Is this a practice to build upon—or does it encourage further dependency?

December 19—Case conference held, called by Better Housing League. Present were: welfare department caseworker, Family Life Federation executive, myself, BHL home advisor, and home advisor supervisor.

The welfare department reported: (1) Two separate outstanding gas and electric bills totalling $560.50 in the names of, respectively, Mr. Knowles and Mrs. Knowles' maiden name. The welfare department has no provision for paying delinquent bills. (2) No record of any previous social agency activity with the family except hospitalization for birth of previous children. (3) Apparently a relatively satisfactory previous employment record on Mr. Knowles' part. On his visit to the workhouse, the welfare department worker had also obtained an $80 money order from Mr. Knowles to buy shoes and clothing to get his older children back into school.

The Family Life Federation executive saw some hope for Mr. Knowles' resumption of family responsibilities, thought his flight could have been as much from his

TEACHING TENANTS HIGHER LIVING STANDARDS CAN SPEED RENEWAL, STEM RACE PREJUDICE

Arriving in the NAHRO offices almost simultaneously with the John Vaughan article on tenant education that starts on page 290 was a statement with a similar theme prepared by Alvin A. Mermin, then residential relocation officer of the Housing Authority of the City of New Haven, now relocation officer for the city's redevelopment agency. Since submitting the statement, Mr. Mermin reports that a staff of "homemakers" has been put to work by the housing authority to do the kind of job that both he and Mr. Vaughan are advocating.

Unless we can manage to raise the living standards of those families who, for a variety of reasons, do not conform to minimum standards of decency and health, we shall be allowing the seeds of bigotry and prejudice to remain and to flourish in the hearts and minds of those who use such examples as the excuse, the reason, for their discrimination and prejudice against minority groups. Of course, this is not to say that poor living habits are confined to minority groups. There are poor housekeepers in all ethnic and racial groups. But emphasis is being placed here on the poor housekeepers among Negroes and Puerto Ricans, because, in their case, it simply compounds the already built-in resistance against their assimilation. Whatever program is developed to help them will, of course, apply across the board, for white and non-white alike.

In Baltimore, a magistrate's court under the direction of Judge Robert F. Sweeney has been experimenting with a housing clinic, an eight-week course that violators of minimum standards are invited to attend, in lieu of a fine or jail sentence. This plan is meeting with some success and promises well for an expansion of the idea of *improvement* rather than *punishment*. With imagination, any community can apply similar measures to meet its own particular needs and resources.

I would like to see a nation-wide movement started, with a title like "NAILS" (The National Association for the Improvement of Living Standards) whose objective it will be to help create the acceptance of integration by removing the greatest obstacle to it—the fact that there do, indeed, exist many thousands of families who haven't had the advantages of education, background, or training in learning how to live in the 20th-century.

The experience of public housing for more than two decades is proof that merely substituting good housing for bad does not accomplish the job of rehabilitating a family. The wheels of progress move so slowly that even today most housing authorities in this country do *not* have social workers on their staffs to work in this area of the total problem of establishing *and maintaining* good neighborhoods, of which parents and children alike can be proud. The enemies of public housing point to the regrettable conditions that exist in many of our housing projects and claim failure for the program. This conclusion is unfair because a recognition of the needs of people who live in public housing would loosen the pursestrings and allow the administrators of the program to use their skills and imagination to broaden the scope of public housing to meet these needs.

We can no longer shrug off this kind of problem. In the massive program of revitalization of our cities, we must face up squarely to the truth that *we cannot achieve slumless communities without raising the living standards* of those families who are perpetuating the slums (along with other factors, of course).

I recently spoke to a group of community leaders in a neighboring state whose feeling was that it is too expensive to try to uplift the standards of such families. My contention is that it will be awfully expensive if we don't, in terms of holding back the development and progress of the total community.

pile of unresolvable housekeeping and financial problems as from marital difficulties.

Comment: While the Knowles children were trying to exist in an unheated home in December weather and the landlord had acted promptly in making specific repairs, nearly a month elapsed before the social agencies (including BHL) were to get together with enough facts for concerted thinking. Is such delay inevitable because of huge case loads or can technically-minded renewal, housing, and enforcement people, charged with preventing the further spread of physical blight, take the lead in finding ways to cut the tape?

Does the fact that the Knowles had lived in Cincinnati for some 15 years with only minimum social agency contact indicate some resourcefulness and past responsibility on which to build?

December 20 — Called Cincinnati Gas & Electric Company to see on what basis we could get heat on. Settled on $84.50 toward $284.50 bill in Mrs. Knowles' name. Discovered that gas company's apparent laxity in having permitted an overwhelming bill to run up before shutting off service was its reluctance to leave a family with small children without heat during zero weather. Convinced welfare department to substitute a $30 gas bill payment for their proposed purchase of an additional coal stove for heating. Arranged to raise the $54.50 difference for gas company through private charity sources.

Comment: Purchase of coal stoves—incubators of further health, sanitation, fire hazard, and housekeeping problems—for a city row house equipped with gas outlets does not appear to be an economical, long-range use of public funds. At a price of $1.25 per bushel basket—the way the Knowles and other low-income families are buying it—the cost of coal per heating unit delivered to occupied spaces is at least three, and probably four or five times, that for gas in Cincinnati today. In contrast is the more economical public housing practice of carefully checking and evaluating comparative fuel costs before project heating facilities are installed.

Should we suggest to the gas company that they refer future cases of apparently unwarrantedly high gas consumption in residences

This suffering woman may be either a landlord—or a tenant. In either case, the Better Housing League promises that its home advisors can stop the headache she is suffering. In a folder the League uses to describe what its home advisors do to assist both landlords and tenants, the sketch at the left and the one on page 294 liven up the text. The article that starts on page 291 opens up some new avenues for a home advisory service.

located in rundown neighborhoods to the BHL rather than to shut off heat and take losses in written-off bills? Here, constructive attention to broken windows and other elements of heat loss might have held down fuel consumption before the bill got out of hand.

December 22—Utility service restored at 5:45 p.m. Mr. McLeod agreed to supply paint for interior of house.

Comment: Who can provide painting labor for such houses as this?

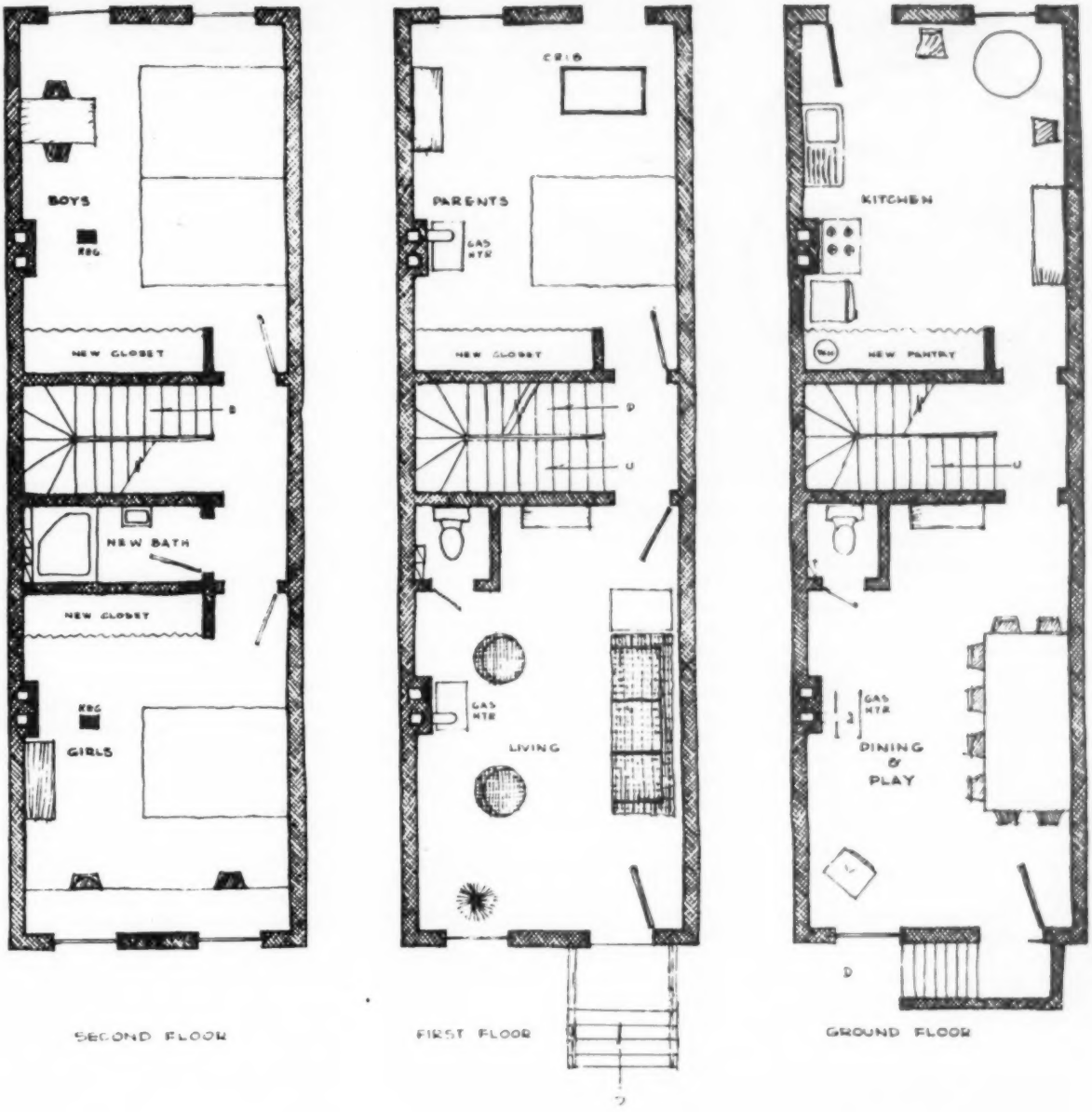
December 27—Mrs. Knowles washing curtains, had cleaned kitchen, older children at school. Home advisor suggests further good housekeeping practices, discovers for first time that frequently clogged-up, overflowing toilet bowls are responsible for deplorable ceiling plaster condition. Instructs mother to use *Drano,* have older children accompany toddlers to bathroom, and buy and install hooks for each toilet door above reach of children.

Comment: The discovery of the water overflow situation made me realize for the first time how the "for-want-of-a-nail . . ." rhyme operates in "unurbanized" city living. Here, because the door had no lock, small children had unsupervised access to a toilet room. Objects they threw down the bowl caused it to overflow. The water made the ceiling below fall. The resulting dilapidation, repeated again and again, discouraged the landlord. He ceased making plastering and such other necessary repairs as replacing broken windows. Gas consumption went up beyond the family's limited means. Unpaid utility bills accumulated. Service was finally discontinued. With the ordeal of no heat added to already impossible living to look forward to, the father gave up and deserted.

Where and by whom can such chains of events be broken?

The overflowing bowl made me wonder, too, whether we are taking too much for granted regarding standard household equipment and its use and care. With the highest of motives we upgrade our housing codes to require owners, first to install inside toilets, then bathtubs, automatic gas heaters, and so forth, without providing the owners' tenants with the know-how for their use. To an "unurbanized" family, a toilet bowl is as much a mystery as the workings of a push-button, multiple-cycle automatic clothes washer is to the middle-class housewife. The latter, however, is competent to care for simple standard urban equipment and calls in the serviceman for more complicated problems. The former is frequently neither competent to care for nor does she have the means to pay for repairs when the simplest equipment breaks down.

Here, too, the suggestion by our home advisor that Mrs. Knowles use a chemical agent "to fix" the stopped-up bowl not only was inadequate—but suggests the need to include more technical training in the background of all persons working directly with "unurbanized" families. Some knowledge of the techniques of plumbing repairs would help them to recognize what needs to be done, what can be, and is normally done by a tenant and what requires the intervention of skilled tradesmen. Our home advisors should know, for example, that plumbing bowl stoppage is corrected by any one of a series of increasingly more complicated actions — from a chemical solvent through the vacuum action of a



To what extent is improper use of rooms and space responsible for bad housekeeping? That's one of the questions Mr. Vaughan asks in the article that starts on page 290. In the case of the Knowles family (eight children), the Better Housing League has taken a careful look at their six-room, three-story house. Above is the use of rooms the League proposes to encourage orderly and healthy living. To help control clutter, new closet and storage space is planned in all the rooms. As the family originally used the house, both the first and second floor were used as sleeping space; under the new plan, a first-floor living room is proposed—and the second floor is divided into a boys' and a girls' "dormitory." The ground floor combines cooking and eating space with room for children's play.

For identification of this unhappy landlord, see lady landlord picture, page 292.

plunger, the mechanical action of a snake, to removal of the bowl or clean-out plug and clearance of stoppage by a licensed plumber.

Knowledge of methods for conserving heat should also be part of the training possessed by anyone counselling "unurbanized" families. Knowing what to do about locked windows, removal of radiator covers, closing off little-used rooms, repairing loose window frames, replacing broken siding, etc., can help to increase comfort, reduce fuel costs, and – for families on public assistance – conserve public funds.

Some basic knowledge of electrical equipment would help such workers counsel against overloading of circuits. Proper replacement of fuses, satisfactory bulb wattage, attention to defective wiring and misuse of extension cords, and checking of small appliances would reduce the ever-present danger of fires.

January 3 — Arrangements completed by BHL home advisor through the nearby Findlay Street Neighborhood House for a Friends Service Committee youth group to provide painting labor on February 25.

Comment: The basic principles of scheduling residential repairs should also be known by any person working to rehabilitate unurbanized families and property. The typical sequence – plumbing, electrical, heating, carpentry, plastering, and painting – was not followed here. Plastering was started before plumbing repairs and carpentry were finished. Such relatively complicated organization is certainly well beyond the competency of "unurbanized" tenants; the "how-to-do-it" knowledge of scheduling trades cannot assume to be possessed even by urban small-property owners.

January 6—Home advisor calls. Mr. McLeod's worker repairing light and installing a fixture in previously unlighted stair hall. Home advisor stresses importance of having the children empty night pails promptly each and every morning.

Comment: Should such carry-over unsanitary rural cultural practices as the use of night pails be discouraged by persons dealing professionally with "unurbanized" families or should, as here, people be permitted to retain such practices? Certainly, we must not overlook the factor of an unheated house.

January 10—Home advisor calls. Mother out visiting father at workhouse. Suggested to eldest daughter, home early from school, that she: (1) make beds, (2) sweep floors, (3) pick up loose articles and paper. Left instructions that, on return home from school, oldest boy should wash and wipe dishes, wash off stove, sweep entire downstairs.

Comment: Is mother's visit to workhouse an indication of progress toward eventual reconciliation?

Home advisor service capitalizes on fact that country children expect to take responsibility of chores, another desirable rural pattern disappearing from middle-class urban life. In working with "unurbanized" families, it is important not to throw out the "baby" (retaining healthful practices) with the "bath" (discarding undesirable rural attitudes and housekeeping habits).

January 11—Knowles toilet still stopped up. Welfare department makes no allowance for repairing fixtures. If BHL can find a local handyman to repair bowl, welfare department agrees Mrs. Knowles should pay for same out of regular public assistance budget.

Comment: Will forcing Mrs. Knowles to pay for plumbing repair brought on by her own ignorance of modern gadgets and proper way to care for small *city* children likewise force her into a greater sense of responsibility in the future?

January 19—At my suggestion, home advisor measures size of rooms in Knowles house.

Comment: To what extent are improper use of rooms and space responsible for so-called pigpen housekeeping? The sketch on page 293 shows the proposed layout of the Knowles' house: distribution of children among rooms and a planned program for adding necessary closets and eventually, hopefully, a bathroom. In order possibly to motivate Mrs. Knowles further toward providing an orderly home for her family, the space assignments and location of possible future closets were worked out jointly between Mrs. Knowles and home advisor.

In locating closets, we planned for the most economical future installation of a bathroom, should the owner want to install one or be forced, because of expected code upgrading. Such systematic planning of spatial relationships and furniture needs could well be another technical tool for urban family counselors. Too cluttered and/or underfurnished rooms – both common among low-income families and both resulting in sloppy housekeeping – can thus be avoided and any future furnishings acquired systematically.

January 30—Home advisor reports Findlay Street Neighborhood House is interested in working on the Knowles block, will provide leadership in constructive group activity and in organizing a blockclub.

Comment: Often left behind in areas undergoing partial demolition are old-established institutions such as neighborhood houses, churches with social service programs, and the like. Because of lowered population in surrounding areas, their traditional services are frequently no longer fully utilized. They must decide whether to move their institutions or stay where they are and create new types of programs to meet new conditions. Again, does the Knowles case experience provide a tip on how renewal and other physically oriented personnel might work with such institutions to the end of helping the remaining landlords and tenants maintain and upgrade the remaining buildings?

What's Ahead?

It has been impossible in this limited space to describe the liter-

ally hundreds of interlocking physical, landlord-tenant, social, and inter-agency organizational problems involved in this case—nor do we know yet whether the converting of his "pigpen" into a minimum home will give Mr. Knowles the motivation to resume permanent financial responsibility for his family.

Proposal . . .

As fairly typical of the scores of situations brought to the attention of the Better Housing League's home advisory service, however, I believe it may provide certain insights of value to others working to improve the physical conditions of in-lying city areas.

1--Because of population mobility and depressed areas problems that are bringing rural families with no experience with city housekeeping facilities into our central cities, a simple housekeeping service such as BHL's is more essential today than ever and should be a corollary part of any city's social or urban renewal services.

2--Such a service should be under the direct supervision of a trained social scientist who can understand the family's total situation and who has the professional status to gain the cooperation of the multitude of agencies and business organizations that may be involved in the rehabilitation of any single household.

3—Such a service needs also to be deepened to provide guidance and counsel to landlords and tenants on maintenance and repair and the proper use of standard urban residential equipment.

4—Agencies dealing with "unurbanized" rural families should have physically- and technically-oriented personnel on their staffs and/or professional caseworkers should receive on-the-job training so they will be alert to the correctable physical problems that may be contributing to a family's disintegration. The purpose of such knowledge is not necessarily to have the answers but to know where to find them.

5—Urban renewal people might well provide the link between the physical and social attacks on rundown neighborhoods.

6—Better knowledge of how to handle physical facilities of low-income urban living could bring about a more prudent use of public funds.

NAHRO'S SOUTHWEST REGIONAL COUNCIL CITES 1960's OUTSTANDING RENEWAL CONTRIBUTIONS

Seven awards for outstanding support of urban renewal were made by the public relations committee of NAHRO's Southwest Regional Council at its annual meeting in El Paso in May.

Two award winners are pictured above with M. Winston Martin of San Antonio, chairman of the public relations committee. At left is Hugh B. Patterson, Jr., publisher of the *Arkansas Gazette* of Little Rock, whose paper was one of three (the other two: the *Denver Post* and the *San Antonio Express)* that won outstanding achievement awards in the field of public information. On the right: Raymond Rebsamen, president of Little Rock's Urban Progress Association, who receives a plaque naming him "Citizen of the Year" in recognition of his "personal national level." Other Little Rock leaders to receive plaques: R. Redding Stevenson and B. Finley Vinson, former chairman and director of the city's housing authority.

The award to St. Louis television station KTVI was presented (below) by Charles L. Farris, executive director of the St. Louis Housing and Land Clearance for Redevelopment Authorities to Bruce Hayward, the station's director of public affairs during Mr. Hayward's June 27 news telecast. KTVI's documentary film, *The City Fights Back*—a coverage in depth of the urban renewal and housing programs in St. Louis—was given special mention as the primary basis for the award.

State News

With only 11 state legislatures still meeting as of JOURNAL press time (eight in regular session, three in special session) out of the 39 that have convened since the beginning of 1961, the picture of what happened and what did not happen on the housing and urban renewal front in state capitals this year is beginning to come into focus. The busy legislatures considered hundreds of bills directly related to housing and their action—or lack of it—points up the significant trends developing on the state level. Fresh avenues opened by the new legislation seem to be the decisions of states both to spend money and to take more direct action in solving the housing problems of municipalities and the discovery of and willingness to test out a variety of tax tools to keep the machinery of housing and urban renewal running smoothly.

STATE LEGISLATURES ENACT NEW LOW-RENT HOUSING BILLS

The only state to pass enabling legislation for low-rent public housing during the 1961 legislative session was Iowa (see May JOURNAL, page 209). Meanwhile, other state legislatures gave public housing more elbow room by broadening or extending coverage of existing laws.

In Michigan, an amendment to the municipal housing act extends permission for setting up low-rent programs to townships; previously covered were only incorporated municipalities. The amendment provides for creation of housing commissions by unincorporated townships or areas.

In Vermont, where the legislature is still in session as the JOURNAL goes to press, a bill providing towns of 4000 population and above the right to set up housing authorities had passed the house and gone on to the senate. Provisions of the bill would make local authorities eligible for federal aid for slum clearance and urban renewal projects and empower them to bond for new construction with federally-guaranteed bond retirement.

In Colorado, towns and cities with populations under 5000 were granted the right to create local housing authorities by a bill signed into law by Governor McNichols.

In Ohio, attempts by Ohio homebuilders to attach a referendum provision to low-rent enabling legislation failed to clear the senate state government committee and the sponsors of the proposal announced that they were abandoning it. Further dooming the bill, they announced, was the knowledge that even if it had passed the legislature, a gubernatorial veto could be anticipated (see March JOURNAL, page 124).

In California, a bill revising and amending the state redevelopment act permits redevelopment agencies to sell land in project areas for construction of low-cost public housing; it was signed into law by Governor Brown. The measure provides for the sale of the redevelopment property at a price equal to that which would be paid by a private developer.

In California, the legislature also enacted into law a bill providing for paying to housing authority commissioners a maximum of $25 per day for attendance at not more than four meetings of the authority each month. Also provided are traveling and subsistence expenses incurred on business for the authority. "Attendance fees" may not, however, be made from Public Housing Administration-aided funds, since existing financial assistance contracts specifically prohibit such use.

In Arizona, meanwhile, a bill prohibiting a municipality from ever using slum clearance and redevelopment property for low-rent public housing purposes failed to achieve passage. Passed in the senate, the measure was killed by a thumbs-down decision in the house (see March JOURNAL, page 119).

RENEWAL LAWS RIDE IN HIGH GEAR IN STATE LEGISLATURES

Giving attention to the myriad needs and aspects of urban renewal, state legislatures this year came up with a fistful of positive actions designed to step up the pace of urban renewal programs. A round-up of some of the high points in new state legislation follows.

In Michigan and Arkansas, legislative proposals permitting communities formerly not entitled to do so to set up redevelopment agencies separate from local housing authorities (see March JOURNAL, page 118) have been through the legislative mill and passed unscathed.

In Michigan, the governor's signature on house bill 61 permits any local community government—city, county, village, or township—to set up separate agencies for housing and for renewal.

In Arkansas, an urban renewal agency with full powers to carry out urban renewal projects may be set up in any community where a housing authority has not yet been established or where an established housing authority has not yet undertaken an urban renewal project. The city is also given the option of designating the existing housing authority, or a housing authority to be established, to carry out renewal activities. The Arkansas measure also broadens the definition of city to cover any city of the first or second class or any incorporated town.

In Florida, where the absence of statewide enabling legislation still leaves cities on their own in obtaining slum clearance and renewal powers from the state legislature, ten cities—following in the lead of Tampa and Tallahassee are over the hurdle. St. Petersburg, by the June 16 approval of Florida house bill 1939 is empowered to carry out renewal plans, subject to voter approval through referendum. In nine other separate bills, urban renewal powers were also granted by the state legislature—contingent upon voter approval—to the cities of St. Augustine, Fort Lauderdale, Daytona Beach, Orlando, Gainesville, Winter Haven, Lakeland, Melbourne, and Dunedin.

In Nebraska, a bill passed at the end of the long legislative session permits the creation of urban renewal authorities in cities of the first, primary, and metropolitan classes. The measure, sought principally by the cities of Lincoln and Omaha, requires a referendum in the case of Lincoln and provides for a referendum at the option of the municipal officials in the case of Omaha.

In Maryland, the state legislature wasted no time in using the power granted it through a state constitutional amendment approved by the voters in last November's election whereby it may authorize urban renewal programs for any county or incorporated municipality. Given the green light were 13 cities and three counties, including Cambridge, Frederick, Cumberland, Salisbury, Annapolis, Hagerstown, Takoma Park, Rockville, Frostburg, Easton, Port Deposit, Elkton, and Westminster and the counties of Howard, Montgomery, and Baltimore. The local governments may exercise renewal powers themselves or create urban renewal agencies for that purpose.

Singled out for special requirements: Annapolis, where any project must have approval of two-thirds of the city aldermen and may be petitioned on referendum by 10 per cent of the voters.

In Wisconsin, a victory in the fight to make land acquisition for renewal easier has been scored since the JOURNAL's last report (March JOURNAL, page 119). Submitted to the voters in April was a state constitutional amendment to allow the condemnation of property without a jury verdict of necessity; 57 per cent of the voters cast their ballots in favor of the amendment, providing what officials considered a heartening vote of confidence along with the necessary okey for stepping up the pace of renewal programs.

In New York, several major provisions for renewal aid were made when Governor Rockefeller signed into law measures (1) authorizing a new type of short-term borrowing—urban renewal notes, which are excludable from a city's maximum debt limit—through which municipalities can pay their share of project costs; (2) increasing by 10 million dollars, to a total of 35 million dollars, the amount available for state capital grants to municipalities to pay one-half the local share of project costs under Title I (to be provided from current revenues, instead of from borrowed funds, as before, thereby saving the state 4.5 million dollars in interest and costs on every 10 million dollars spent; and (3) increasing the period of probable usefulness of renewal projects from 25 to 50 years, doubling the time available to municipalities in which to finance programs.

Also passed in New York was an amendment to the general municipal law that redefines and recodifies the law's provisions relating to urban renewal, with specific attention to the procedures for designation of a renewal area in New York City.

In Oklahoma, a bill signed into law by Governor Edmondson authorizes federally-aided urban renewal programs to be carried on in cities of populations of 10,000 or less.

In Pennsylvania, a total of 8 million dollars was earmarked for state grants to pay half the local costs in federally-aided urban renewal projects. This is a source of help that ran dry last year and was not renewed by the 1960 state legislature (see July 1960 JOURNAL, page 273). The previous appropriation—for the two-year period that ended this May—was 4.2 million dollars.

In Ohio, repeal of the law that has hamstrung non-charter cities in their attempts to proceed with slum clearance projects has passed the senate and gone on to the house. The repealer would enable non-charter cities to provide for urban renewal under local ordinances. Under a decision handed down by the state supreme court in 1953, it was held that charter cities needed only their inherent home rule powers to take real estate for slum clearance or redevelopment; non-charter cities were unable to get federal assistance for redevelopment projects under the law because the court's decision had cast doubt upon its constitutionality. Leader in the agitation for repeal of the law has been the non-charter city of Canton, whose officials say the state law has been a major block to urban rehabilitation plans.

In Illinois, a bill passed by the legislature and awaiting Governor Kerner's signature provides for an amalgamation of two Chicago agencies—the Chicago land clearance commission and the community conservation board—into a single city department under the direction of a municipally-appointed five-man board. The statute would require a city ordinance to go into effect but enactment of such an ordinance is believed likely, since the bill was strongly endorsed by Chicago's Mayor Daley. Merging of the two agencies would put under coordinated direction the functions of slum clearance and of renewal.

TWO STATES ENACT ANTI-BIAS LAWS FOR PRIVATE HOUSING

Anti-bias bills, which have ranked high on the agendas of 17 state legislatures this year, have met with varying fates. Here are details on some of the more significant actions.

New York. Adopted early this year, as was reported likely in the March JOURNAL (page 124), was New York State's anti-bias legislation affecting private housing. The measure goes into effect September 1, with enforcement under the jurisdiction of the state commission against discrimination. Provisions it makes include: prohibition of discrimination in sale or rental of apartments in multiple dwellings, in developments of ten or more houses, in the rental of stores, offices, and professional space; prohibition of discrimination by financial institutions in granting financial assistance; exception from coverage of owner-occupied three-family dwellings.

New York legislators passed this measure over a more stringent bill that extended discrimination prohibitions to cover owner-occupied three-family dwellings as well.

Minnesota. Signed by Governor Andersen on April 17, the bill banning racial or religious discrimination in the sale or rental of private housing makes Minnesota the seventh state in the nation with such legislation on the books. (The other six: Colorado, Massachusetts, Connecticut, Oregon, Pennsylvania, and New York [see above].) The Minnesota measure, which doesn't go into effect until December 31, 1962, covers the sale or rental of all real property with three exceptions: (1) an owner-occupied single-family house that is not publicly aided, (2) an owner-occupied duplex and, (3) rooms rented in private homes. Enforcement of the new Minnesota law will be under a state commission against discrimination that is to replace the present fair employment practices commission.

New Jersey. In the running to make it the eighth state with anti-bias legislation, the New Jersey assembly passed a measure that would bar discrimination in almost all private housing transactions. The senate watered down the bill by excepting one- and two-family homes, owner-occupied three-family homes, and-

housing developments with nine or less units. With both houses now in recess, tackling of the differences and working out an agreement will not be done until they reconvene—the house on August 15 and the senate on November 20.

Wisconsin. Also bidding for the number eight spot in the list of states with fair housing laws, Wisconsin has before its senate committee on governmental and veterans affairs an anti-bias bill patterned on the law passed in Oregon in 1959 (see November 1959 JOURNAL, page 372). The outlook for passage is reported as good: the bill was introduced under bipartisan sponsorship and has the strong endorsement of Governor Nelson. Final action has not been taken by the Wisconsin legislature, which was still in session as the JOURNAL went to press.

Michigan. Both legislative houses in Michigan passed a bill taking the teeth out of anti-bias laws in the state but the bill was vetoed by Governor Swainson. The target of the bill was curtailment of the power of the corporation and securities commission and, specifically, invalidation of its "Rule 9" whereby real estate agents who discriminate may have their licenses revoked. The controversial rule became a battlefield following its use to prevent restricted occupancy in Detroit's Grosse Pointe communities.

Nevada. Passed by the Nevada assembly, a bill that would have prohibited discrimination in all housing was defeated in the senate. The senate vote: 9 to 8.

Illinois. The anti-discrimination proposal introduced before the Illinois legislature in February (see March JOURNAL, see page 124) was killed in the house.

California. Still pending in California is a bill that would give enforcement jurisdiction of the present anti-bias law covering publicly-assisted housing (see November 1960 JOURNAL, page 372) to the state fair employment practices commission. Defeated in committee was a bill barring discrimination in private housing.

MIDDLE-INCOME HOUSING GETS BREAKS—GOOD AND BAD

In for their share of attention and consideration in at least four state legislatures during the 1961 sessions were moderate-income families and their housing problems.

Pennsylvania. The activation of the Pennsylvania Housing Agency was announced by Governor Lawrence in April. Created by the legislature two years ago (see July 1960 JOURNAL, page 273), the agency was relegated to an on-paper status because of the lack of funds to set it in motion; however, a $300,000 demonstration grant from the Urban Renewal Administration (see March JOURNAL, page 99) that was coupled with the state's contribution of $150,000 for initial operating expenses got the wheels turning. The agency will go into business by making low-interest home loans that are expected to expand the private housing market in Pennsylvania by as much as 100,000 units. Here's how it will operate: enabled by legislation to sell notes and bonds to raise the cash for loans to home buyers, the agency will establish basic interest rates on an area basis. As a state agency, it can borrow money at a rate lower than that prevailing in the private commercial money market and this lower rate can, in turn, be passed on to its borrowers. Taken into account will also be the income of the home buyer, the idea being to keep monthly payments within the income limits of the middle-income family. Yet to be worked out are the maximum amount of mortgage loans, income limits, and area interest rates.

Connecticut. Passed in June to become effective immediately was a measure extending the deadline on state financial assistance for construction of middle-income housing for another two years. (The law was due to expire on July 1). The law, which is interpreted to mean provisions for another 1000 units of moderate-rent housing, also makes possible the acquisition and rehabilitation of existing units for middle- or low-rent purposes and encourages the construction of small, 25-unit projects. Retained as the maximum aggregate amount of all bonds and notes that the state may have outstanding to meet obligations under assistance agreements for middle-income housing was the figure of 119 million dollars.

The second of the middle-income housing bills the Connecticut lawmakers considered—but did not pass—proposed setting up limited-dividend housing corporations under authorization from the administrator of the public works commission for the construction of middle-income housing projects. The bill would also have provided for municipal services charges to be paid in lieu of taxes for a maximum of 50 years or for the period of usefulness of the project.

New Jersey. Due for final action when the state legislature reconvenes later this year are New Jersey bills clearing two possible pathways to middle-income housing. One measure would provide for financing of moderate-income units through state bond issues; another would extend the local authorities housing law to cover middle-income families.

Illinois. The equivalent of the Federal National Mortgage Association on a state level was set up by passage of a bill granting cities permission to establish a pool of mortgage money by the issuance of revenue bonds. The bill, at JOURNAL press time, was awaiting the signature of Governor Kerner.

BOND AUTHORIZATIONS FOR ELDERLY HOUSING PASSED

State activities on the housing for the aged front include passage in two states of measures that set up programs of financial aid:

In California, a constitutional amendment authorizing a 100 million dollar bond issue to provide housing for low-income elderly persons was approved by the legislature (see March JOURNAL, page 124). The proposed aid will give the state a toehold on its program of elderly housing, covering only about 10,000 of the estimated 700,000 elderly persons who are eligible for low-cost or low-rental housing. With legislative approval under its belt, the amendment now squares off to face California voters next year for final approval.

In Connecticut, the state legislature passed in June, to become effective immediately, a measure increasing the state bond authorization for elderly housing to a total of 9.3 million dollars, an increase of 3.3 million dollars over the previous authorization.

TAX TOOLS FOR HOUSING ARE ADOPTED, REJECTED

Taxation as a tool for encouragement and development of housing and urban renewal continues to pop up in state legislatures for scrutiny. Some of this year's ideas are:

Tax concessions for urban renewal developers. That's the meat of a bill passed by the New Jersey legislature and currently awaiting Governor Meyner's signature. Described as an attempt to attract investment of private funds in urban renewal, the measure provides that developers, instead of paying taxes, would pay an annual charge for municipal services of 15 per cent of the gross rental income for housing developments.

Putting the burden of local taxes on land, rather than on buildings and improvements. The California constitutional amendment advocating such a tax shift (see March JOURNAL, page 119) is reported to have died in committee, in spite of the strong support given in testimony before the assembly's constitutional amendments committee by NAHRO President Karl L. Falk. Dr. Falk's statement, in part, was that "cities subsidize slums by under-taxation. They penalize improvements by over-taxation." Powerful opposition that massed successfully to push for rejection of the bill included representatives of the California farm bureau federation, the agricultural council of California, the California state chamber of commerce, the California real estate association.

Tax deferment on improvements. Permitting cities to postpone for up to five years all property taxes on improvements by private interests on redeveloped land in urban renewal areas is a proposal being considered by Iowa's legislators.

Tax abatement. A two-year study of tax abatement to help rid big cities of blighted areas that are now heavily taxed is up for consideration by the Ohio legislature, which was still in session at JOURNAL press time.

UNFRIENDLY REFERENDUM BILLS SHOWN THE DOOR IN THREE STATES

Attempts to attach referendum provisions to renewal laws in two western states did not see the light of day; an Ohio public housing proposal was killed.

In California, a bill requiring a referendum vote on action of a city council or board of supervisors in creating a redevelopment agency was vetoed by Governor Brown, who pointed out in his veto message that in the majority of California cities as few as 1000 signatures on a petition could force a referendum.

In Arizona, a senate bill that was reported dead would have provided for circulation of petitions among property owners within a proposed redevelopment project area, with the purpose of obtaining signatures of more than 50 per cent of the property owners signifying their approval of the project. Details as set forth in the bill would also have allowed no additions or alterations increasing or decreasing the project area after the petition was signed by any owner of property within the proposed project area.

In Ohio, a referendum provision was proposed as an amendment to low-rent enabling legislation. As reported above, the referendum was killed in committee before reaching the senate floor.

GROUND BROKEN FOR JOHN F. KENNEDY PROJECT IN AMBRIDGE, PENNSYLVANIA

Public Housing Administration Commissioner Marie C. McGuire was designated by President Kennedy as his personal representative to the groundbreaking ceremonies held in May for the low-rent public housing project named in his honor. Accompanying Mrs. McGuire as she wielded the golden shovel that marked the official beginning of the 62-unit project were: Walter Wuycik, chairman of the Housing Authority of the County of Beaver; Walter Panek, burgess of Ambridge; state congressional representative Frank M. Clark; Kenneth C. Cavanaugh, PHA assistant director for management; and Fred A. Forbes, assistant administrator for public affairs of the Housing and Home Finance Agency.

City News

CODE ENFORCEMENT POWERS DENIED BALTIMORE AGENCY

In a move to streamline code enforcement in Baltimore, Mayor J. Harold Grady announced in May his decision to coordinate housing law enforcement under the Bureau of Building Inspection. In so deciding, Mayor Grady moved against the advice of the Greater Baltimore Committee and its urban renewal subcommittee, which had recommended, in a report authored by GBC's planning council, that code enforcement responsibilities rest with the Baltimore Urban Renewal and Housing Agency. The report, authorized by the city administration, was released in January (see May JOURNAL, page 221).

The centering of enforcement powers with BBI adds one more page to the ten year history of controversy as to where within the city government structure the codes enforcement function should be located. In the past, ten separate housing codes and regulations have been enforced by five different city departments (BBI, BURHA, fire, health, and police departments). Overlapping of authority and responsibility is said to have brought in its wake confusion, contradictions, and conflicts.

Two of the four main recommendations made in the GBC report were: (1) preparation of a consolidated housing code and (2) assignment of administration and enforcement of the housing code to BURHA.

Since 1956, when BURHA was organized to consolidate Baltimore's renewal activities under one roof, the housing bureau—formerly a part of the health department—has been under BURHA, giving it the responsibility for code inspection programs within areas designated for urban renewal and "in other code enforcement areas." What resulted was that BURHA was in charge of code enforcement in single-family dwellings scattered throughout the city while BBI handled—among other code enforcement functions—the licensing of and code enforcement in multiple-family dwellings; as the report points out, "Even a one block area in almost any section of Baltimore involves more than one agency [for code enforcement] under present procedures, and many single blocks involve all five."

Mayor Grady's stated position in shifting the housing bureau to BBI, along with all other code enforcement responsibilities, was to prevent the perpetuation of "splitting of substantially identical services, the inescapable duplication of personnel and an overlapping of authority, with resulting increased costs to the taxpayer."

BURHA, on the other hand, while supporting the consolidation of code enforcement under a single agency, felt that that agency should be itself, not BBI, since enforcement is "only one phase of the urban renewal program [that] must be supplemented by an aggressive program of education and services which is clearly and basically a BURHA function." Separation of these two parts of the program, it was felt in BURHA, "would either create or perpetuate serious problems of administrative coordination between BURHA and [BBI]."

The building inspection engineer denied that administrative difficulties would ensue, should his department handle code enforcement. Mayor Grady agreed that on the basis of experience, trained personnel, and complete records of continuing building inspection, BBI was the logical seat of enforcement power. BURHA, he pointed out, has worked harmoniously with other city departments from which it receives services (law department and office of the comptroller were the two cited) and has in the past worked with BBI (in the Harlem Park demonstration project—see May JOURNAL, pages 204-209) with "harmony . . . cooperation . . . and efficiency."

However, feeling runs high among urban renewalists in Baltimore that their job "is being made immeasurably more difficult." The *Baltimore Sun* warns editorially that lumping the two major responsibilities of code enforcement and housing rehabilitation under BBI against the advice of the urban renewal agency and of several study groups puts on Mayor Grady's shoulders "the burden . . . [of seeing] . . . that the Bureau of Building Inspection does both jobs without further administrative conflicts or weakening of the renewal program," a burden he is shouldering, the editorial implies elsewhere, without a full grasp of how very, very heavy it may become to carry.

DENVER GETS MORE PUBLIC HOUSING, LOSES DIRECTOR

In a statement accompanying his resignation in June (see page 272), Lee F. Johnson, who steps down as the executive director of the Denver housing authority, accused the city of "dragging its feet on every front" in public housing. Mr. Johnson's resignation came only after a victory was finally won in the authority's long and bitter fight for municipal approval of a proposed 500 units of low-rent public housing.

The 500-unit proposal was laid before the city council late last summer to add to Denver's present 13-development, 3246-unit supply of public housing. An innovation in the proposal—credited to Mr. Johnson—was the specification that only half the units were to be in projects, the other half in "dispersed housing"—single occupancy units to be scattered throughout declining areas slated for rehabilitation. It was that innovation that set off the furor. Though the city council passed the ordinance, the vote was 5-4—one vote less than would be needed to override a possible veto by Denver's Mayor Dick Batterton. And a veto was exactly what was urged by Denverites who feared that low-income houses would be dropped into new and upper-income housing neighborhoods.

Mr. Johnson explained: the new dispersed housing units would be built in neighborhoods where the location of new homes and the rehabilitation of others were exactly what the doctor ordered to pull the neighborhood out of a decline into blight. There was no intention of spotting the new homes helter-skelter in other neighborhoods.

But the city officials wanted more of a guarantee than that. Final site choices should be approved or rejected by the municipal administration, they held. In a formal written statement, the housing authority agreed to consult with the mayor and the city council in selection of all sites for the proposed public housing. This again was not enough. Late in December, with the question of the

mayor's approval or veto hovering on the horizon, the city councilmen and public officials hammered out an amendment to the bill that would give either the mayor or a majority of the city council the power to reject sites chosen by the housing authority. The amendment failed to pass and the bill went to the desk of Mayor Batterton in its original form.

In an open letter to the mayor in the days just before his decision, the *Denver Post* urged him to sign the bill, pointing out that his power over the DHA through appointments of its members was sufficient municipal safeguard over its activities and that dragging site selection into the city council would make of it "a political football" to be kicked around "on a district-to-district basis, rather than having site decision made on the basis of what's best for the city."

The *Post's* sentiments notwithstanding, Mayor Batterton vetoed the bill on the last day of 1960; at the same time he signed another council bill authorizing application to the Public Housing Administration for a planning grant of $67,500 for surveys and planning for low-rent public housing.

Word from the PHA office came in February . . . and it confirmed the unofficial answer given the housing authority earlier: no planning funds would be forthcoming without the customary cooperation agreement on the part of the city to build the units, supply city services, and waive taxes on the new units.

Back to their chambers went the councilmen. And this time they came up with a 6-3 vote approving a compromise bill that would give the council the power to approve by resolution the *general areas* (30 acres or more) chosen by the housing authority for the low-rent units. The vote this time was strong enough to override a possible veto by the mayor, which did not, however, materialize.

Following the city's cooperation agreement, planning grant funds were authorized by PHA; Denver now expects to have the first of its 500 new units ready for occupancy by the end of 1962.

Footnoting the long—though ultimately successful—fight to get the units under way, housing authority director Johnson announced his resignation in June. Cited in his statement were "basic ideological differences" with some authority

GROUND BROKEN FOR SAN FRANCISCO'S FIRST RENEWAL PROJECT—WESTERN ADDITION

The helmeted, tool-wielding crew that broke ground for the first project in San Francisco's Western Addition redevelopment area symbolized the joint efforts of private enterprise and federal, state, and city governments in bringing this big—and San Francisco's first—redevelopment project to the construction phase. Joseph L. Eichler, president of Eichler Homes, Inc.; San Francisco Mayor George Christopher; California Governor Edmund G. Brown; Federal Housing Administration Commissioner Neal J. Hardy; and Urban Renewal Administration Commissioner William L. Slayton are pictured at the June 7 groundbreaking ceremonies of the 17 million dollar Eichler Homes project, which is the first to go up in the 108-acre Western Addition site. The Eichler project, when completed in 1963, will include 72 garden apartments; 600 units of high-rise residential construction; and commercial facilities that are to include a bank, restaurant, and supermarket.

Eichler Homes, Inc. is one of 22 private developers who will provide some 50 million dollars in construction in the area (see November 1960 JOURNAL, page 405). Additional plans include 1400 other apartment units; expansion of school, church, and recreational facilities; five medical institutions; and a three-block Japanese cultural and trade center.

members, to which Mr. Johnson added that three of the five members of the authority accept "low-rent housing reluctantly, if at all." (Of the five members of the board, two are appointees of Mayor Batterton, and board chairman Thomas McCormick—though not appointed by Mr. Batterton—promised personally to consult with the mayor and council prior to making any site decisions.) "I cannot," Mr. Johnson said, "continue to serve under such negative direction."

Additional friction had apparently resulted from the refusal of the board of commissioners of the authority to allow Mr. Johnson to appoint an assistant of his own choosing, instead naming an assistant whom he found unacceptable.

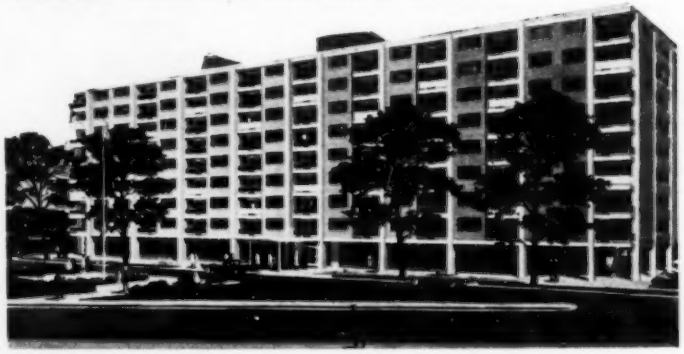
In a statement made a month prior to his resignation announcement, Mr. Johnson summed up his successful fight to gain approval of the 500 units of public housing, saying, "[They] will either make or break public housing in this town. It is up to us to build them so they will be acceptable to their surrounding areas." That responsibility now rests on his yet-to-be-named successor. Denver has moved forward in the public housing field, at the same time losing the man whose leadership made the gain possible.

PHOENIX, ILLINOIS MAKES "DEAD LAND" PAY ITS WAY

A total of 65 of a scheduled 300 new homes have been completed on land that was previously tax delinquent, vacant, blighted, and "for years a public liability." The location: the Cook County, Illinois village of Phoenix. The method: use of condemnation powers, as permitted by Illinois state law, to acquire tax-delinquent lands for resale to private developers (see March JOURNAL, page 109).

The program was initiated by the village of Phoenix in 1959 when, according to regulations governing acquisition of such "dead land," it presented a redevelopment plan and the name of the developer it had selected (Palatine Construction Company, Inc. of Chicago) to the Cook County Housing Authority. The authority, upon approving the plan, made itself responsible for acquisition of the land through its condemnation powers. Receiving title, the housing authority deposited with the county treasurer funds equalling the amount of the appraised value of the land (al-

NEW ELDERLY HOUSING IN TRENTON STRESSES COMFORT, ECONOMY, SAFETY



Even though opening date was a year and a half away applications were coming in early this year for apartments in Trenton's Louis Josephson Apartments, due to open in July 1962.

The eight-story building, designed by Joseph Carchidi of Kramer, Hirsch and Carchidi, is said to be a "practical demonstration of how economical materials and methods of construction can be blended to provide a study of beauty and utility at minimum expense." Design features include both bath and shower, as a solution to the endless argument as to which the elderly prefer; the usual grab bars, non-skid flooring, middle-height cabinets and kitchen appliances, easily opened windows; sliding living room wall window opening onto a private balcony; and a covered patio and open terrace. Reports Trenton housing authority executive director Joseph S. Tysowski: the New York regional office of the Public Housing Administration "has used [the Trenton design] as a model in many instances."

Economy-wise, the news for oldsters is good: tentatively, monthly rentals will range from $20 to $60 depending on income.

though tax delinquency in some cases was so extended that the total due in back taxes exceeded the appraised value of the land). Since taxes have a priority in treasury payouts, the village claim for back taxes was at the top of the list and, notes county authority Executive Director Paul S. Freedman, "Phoenix felt the impact of the purchase almost immediately because approximately 75 per cent of the purchase price was used to pay back taxes and special assessments to the village and other taxing bodies."

The housing authority deposit with the treasurer is covered in the aggregate land costs the developer pays in acquiring title. The developer, upon purchase, also assumed responsibility for all site improvements, in addition to the construction specified in the redevelopment plan. Upon completion of the 300 homes (selling for from $13,500 upward), 600 lots formerly listed as "tax-dead" will be welcomed back onto the village tax rolls.

Boston's Fanueil Hall—dating back to 1742 and long the center of market activities in the city (see June JOURNAL, page 238)—is once again in the spotlight as the point of intersection of two major renewal projects: a government center project and a downtown-waterfront redevelopment project. Present plans for the redevelopment of Boston's waterfront—the area that actually includes Fanueil Hall—do not involve substantial changes in either the building or its present use as a specialized market center (see story left).

BOSTON ORGANIZES TO PUSH WATERFRONT REDEVELOPMENT

The goal set for themselves by cooperating officials and agencies in Boston is to "redevelop 80 acres of blighted downtown waterfront to create a productive, attractive 'Window on the World'." Parties to the agreement that this goal must be achieved to stop an 80-year record of unchecked decline and a 33 per cent drop in assessed valuations over the past ten years are Mayor Collins, the chamber of commerce, the redevelopment authority, and the city's development administrator. Here's what they propose to do: relocate Boston's old vegetable, fruit, and meat markets from the waterfront area to a new food distribution center along the lines of the one in Philadelphia (see June JOURNAL, page 240). The new center is now being planned by the Department of Agriculture under a special study appropriation passed by Congress. Although in the area of markets slated for relocation, historic Fanueil Hall will remain (see picture). Reuse of the area will probably be a combination of residential, recreational, and historic restoration. The market area presently occupies roughly half of the 120 acres slated for redevelopment.

Continuing to operate in its special role as one of the prime movers for a dynamic program of redevelopment in Boston, the chamber of commerce—which in 1954 set up its special urban development department (see January 1960 JOURNAL, page 14)—increased the department's budget by $60,000 over a two-year span to enable the creation of a waterfront redevelopment division to direct and administer the project. The waterfront division was also authorized by the chamber to solicit the investment of private funds from industry and waterfront property owners to raise the necessary $90,000 to finance special studies, to pay for special consultants and planners, and to expand its own staff. The final project report is now in preparation.

Next step: application for a federal grant for the actual redevelopment. Estimated total amount of public funds that will eventually be required for completion of the entire project is 90 million dollars; private funds required will total many times that amount.

CITIZEN COMMITTEE PROPOSED FOR WASHINGTON WATERFRONT PROJECT

Up for discussion in Washington is the proposed creation of a nonprofit corporation of community leaders to do some trouble-shooting for the Redevelopment Land Agency in the redevelopment of its 13-acre waterfront project (see November 1960 JOURNAL, page 395). The committee would serve in a consulting capacity to the RLA to assist with design specifications, relocation, financing arrangements, and, as the *Washington Star* puts it, "generally doing what it could to cut through the reams of red tape which must be severed before the new waterfront will become a reality." Need for such a group is felt to rest on a double base: (1) complexity of the problems involved and the lack of precedents in solving them, and (2) importance of citizen participation in the development of an area not only commercial but also "rich in community values."

Court Decisions

Prepared by

MORRIS MILLER

Member of the law firm of Scott W. Lucas, Washington, D. C.

LOS ANGELES RENEWAL PROJECT GETS SWEEPING COURT APPROVAL

Every phase of the Bunker Hill, Los Angeles redevelopment project was approved in a 108-page, April 20, 1961 opinion of a Los Angeles superior court judge (C. F. Richards): *In the Matter of the Redevelopment Plan for the Bunker Hill Urban Renewal Project 1B of the Community Redevelopment Agency of the City of Los Angeles, California, and of Bonds therefor.* Five cases were consolidated and every point raised in each case was disposed of, including (among others) the eligibility of an agency member, the definition of "blight," rehabilitation versus redevelopment, the denial of repair permits in the area, the relationship between the tentative plan and the preliminary plan, sufficiency of publication of notice, rejection of alternative plans, retention of ownership rights, the rejection of a plan to exclude a particular area, the economic soundness and feasibility of the final plan, owner-participation, the legality of federal funds available for the project, the meaning of "fair value" in resale, the conversion of predominantly residential property into predominantly commercial property, and relocation of site occupants. The sweep of the decision is indicated by the following language in the decision:

"that all acts and proceedings heretofore taken by petitioner, by the city planning commission and by the council of the City of Los Angeles with respect to the designation of the Bunker Hill project area, the formulation and adoption of the tentative plan, and the formulation and adoption of the final plan were and are legal and valid; that the redevelopment plan for the Bunker Hill urban renewal project 1B, as finally adopted by the council on or about March 31, 1959, by Ordinance No. 113,231 is legal, valid, and effective in all respects; that petitioner has lawful authority to issue bonds pursuant to the provisions of said final plan; that all acts and proceedings heretofore taken, and all acts and proceedings proposed to be taken hereafter as provided in Agency Resolution No. 193 for the authorization, issuance, sale, and delivery of bonds of an aggregate face value of not to exceed $20,000,000 and for the payment of the principal and interest thereon were and are legal and valid in all respects. Petitioner will further have judgment for an injunction pursuant to Section 33961 of the California Health and Safety Code permanently enjoining the institution by any person of any action or proceeding raising any issue or matter adjudicated herein or which could have been adjudicated herein."

ST. LOUIS "CHURCH-STATE" CASE DECISION UPHELD BY TOP COURT

The October 1960 issue of the JOURNAL (page 372) carried a note on the August 22, 1960 opinion of the circuit court of St. Louis dealing with the contention that the contract between the Land Clearance for Redevelopment Authority of St. Louis and St. Louis University was unconstitutional as a violation of the principle of separation of church and state. St. Louis University is owned and controlled by an order of the Roman Catholic Church. More specifically, the plaintiff contended, first, that the tracts involved were set aside for St. Louis University in a predetermined plan and that the school was given a preference and favoritism and, second, that the price the school was to pay was too low. It will be recalled that the circuit court rejected both contentions.

At its April 1961 session, the supreme court of Missouri affirmed the lower court. "Our conclusion on the whole case is that since the trial court found the essential fact issues against plaintiffs and we conclude that we should accept these findings as proper and correct, plaintiffs' contentions on this appeal cannot be sustained."

(Kintzele et al v. City of St. Louis, Missouri, et al.)

UTILITY VS. FEDERAL GOVERNMENT TRIAL ORDERED ON ELECTRIC RATES

The federal government, in connection with its housing project near Wichita, Kansas, entered into a contract for electrical energy with the Kansas Gas & Electric Company. The contract contained this provision:

"If during the period of this contract, the Utility makes general reductions in rates or if lower rates are made applicable to this general class of service, then such reductions shall be applicable to the rates for the service covered by this contract."

In 1947, the utility adopted a certain rate schedule. Claiming that this rate schedule meant a reduction in the rates the federal government should have been paying after the 1947 date, the United States brought an action against the utility for overcharges of $62,468 for the years 1947-1952. The lower court granted the utility a summary judgment, from which the government appealed. On February 3, 1961 the United States court of appeals for the tenth circuit reversed, ordering the case to go back for trial on the merits.

"The lower court reached its conclusion as to meaning after comparing the contract with a municipal contract of the Utility and after considering the affidavits of the Utility. In so doing it ignored the assertions of the Government as to operative usage and attendant circumstances. There should have been a full inquiry and proper evaluation of the facts relied on by each party. In the circumstances presented the question of intent is of paramount importance and that question is usually one of fact. The record shows a good faith dispute on this material fact. It follows that summary judgment was not proper."

One of the three judges on the appellate court felt there was no need for a trial and would have granted the government a judgment for the overcharge. *(United States of America v. Kansas Gas and Electric Company)*

(Continued column two, page 311)

THE NAHRO PRESIDENT'S CORNER

KARL L. FALK SAYS—

WHAT WILL THE FUTURE CITY BE LIKE?

NAHRO and the Ford Foundation have engaged Dr. Constantinos Doxiadis of Athens, Greece to study our cities of the present in order to suggest what should be done for those of the future. The study was announced just a year ago in the July JOURNAL. Dr. Doxiadis has agreed to report on this study at the annual meeting in Washington, D.C. and, if his performance there matches his preliminary report at the Southwest regional meeting of NAHRO in El Paso, it will provide one of the most thought-provoking contributions on the subject of urban renewal to date.

The reason: Dr. Doxiadis, with his worldwide experience and study of *ekistics* (his word for the science of human settlement) will not be giving a very reassuring picture. Somebody needs to jolt this country to action. Maybe a "world" citizen, combining the experience of the East and West, will be listened to more readily than an American.

Look to Future

Most of us have been busily wrestling with the problems of the past, trying to patch up the mistakes we have made in the unplanned, topsy-like growth of our American cities. What Dr. Doxiadis is pointing out is that too much of it is oriented to the past and that the repair work, even if it is done well, will only result in more problems for the future.

In the United States, until recently, we have held private property rights so inviolate that we have allowed too many situations to grow that are detrimental to the interests of the community as a whole. But what is probably even worse, we have simply refused to look ahead. We have also failed to take a good look at ourselves and our way of life.

Whereas we are all very proud of the unprecedented rise in our standard of living and of our motorized, mechanized civilization, we have gradually allowed ourselves to become slaves, not masters, of the automobile we have created. It is like the camel in the tent. As more and more of our city area becomes covered by streets, freeways, and parking lots, we are in reality abandoning the tent to the camel without a struggle.

Our justifiable preoccupation with decent, safe, and sanitary housing has sometimes caused us to neglect other aspects of our living. In the future, we will have to concern ourselves with the broader aspects of the city, not just isolated projects of housing and urban renewal. What use is it to live in a beautiful home but in an ugly city?

Traffic, Transportation

Traffic, for instance, is only one unnatural aspect of our urban living that has gotten out of hand but it is one of the most perplexing. Transportation has been more of a problem with the development of our suburban type of life and urban sprawl than it has been in the older, more densely settled areas of Europe, where, until very recently, lower incomes and different way of life did not call for use of the automobile as in the United States.

I am not advocating abandoning the automobile or taking to foot again (except for exercise), although that would be a fascinating possibility: the past wasn't that good a time to live in. But, at present, time seems too precious to most of us to waste and we try to get everywhere in a hurry. What I am trying to say, specifically, is that we have allowed our transportation systems to deteriorate and by default have given too much leeway to street and highway engineers, who have been properly concerned with getting people and goods moved from here to there quickly. But what does the resulting city look like?

Take Los Angeles, for instance. With a fine climate and ideal natural possibilities, transportation requirements have changed what could have been a beautiful green city into a hacked up, sprawling metropolis where driving virtually becomes a nightmare for the visiting motorist, to say nothing of the frustrating experience of local residents trying to drive from one end of the city to the other. If you stay home, smog, presumably from auto exhausts and industrial combustion, adds to the discomfort. As a native Californian not afraid to incur the wrath of his compatriots, I think it needs saying: Los Angeles is a monstrosity and should not be repeated elsewhere in the future.

Does living in cities like Los Angeles make sense? Can anything be done about it? Possibly yes, but some drastic rethinking will be necessary . . . and this is where Dr. Doxiadis' study comes in. Not that he is the Delphic oracle or the first one who ever thought of these ideas. But he has been one of the most eloquent spokesmen for a more sensible way of life in the cities of the future.

Year 2000

As an architect, engineer, and planner, he is deeply concerned with what will happen to the human beings of the year 2000 (which isn't as far off as we think) if we keep looking to the past instead of to the future. The rapid technological changes, the exploding populations, the progressive urbanization, all point to the need for a radically new approach to the problems of urban housing, urban renewal, and urban transportation, if our life in the future cities of the United States is even to be tolerable.

One of the first things we have to decide is what are our goals? What kind of a house, what kind of a city do we want to live in? The virtually unplanned sprawling of our cities is going to present probably greater problems in the year 2000 than does the removal of our slums and blight today.

To come back to my earlier example—Los Angeles—it certainly cannot solve its traffic problems by using up more precious central city land for freeways, streets, and parking places. Each new addition is inadequate before it is finished and

(Continued column three, page 309)

New Construction Products

FIBERGLASS IN ROLLS

That's translucent, corrugated fiberglass that is being unrolled in the accompanying photo and the flexible rolls are said to have several advantages over the rigid, large-panel form in which the material usually comes.

For instance, *Rololite*, as the maker calls the sheeting, reduces waste by making it possible to cut lengths (up to 50 feet) to exact size rather than having to piece parts of rigid panels together. Similarly, it makes installation easier by cutting down on the number of joints and overlaps in a given span and it also reduces the number of fasteners and the amount of mastic needed. In addition, it can be shaped to circles, curves, and angles. Finally, it is claimed to be easier and more convenient to handle than the large rigid panels.

The 50-foot rolls are 40 inches wide and are designed to nest with other 2½-inch corrugated materials. As is the case with other fiberglass panels, *Rololite* can be sawed, nailed, drilled, and bolted.

Be sure to mention the JOURNAL OF HOUSING when writing to: Auburn Plastic Engineering Company, 4919 South Loomis Boulevard, Chicago 19.

USP FIBERGLASS

United States Plywood is invading the fiberglass paneling market with three grades of the material —superior, structural, and economy —the first two of which are both said to be "superior" products at "considerable price savings."

The claim to superiority is based upon manufacturing techniques and a two-year severe weathering test in which USP's structural grade was rated best when compared to other leading brands in ability to maintain light transmission, in original appearance, and in resistance to surface erosion.

The claim to price savings is based upon the assertion that the two top grades are priced competitively with polyester paneling of the same weight and are priced lower than "comparable" acrylic panels, which the superior and structural grades are.

The superior grade weighs six ounces per square foot; has a glass fiber content of 1½ ounces a square foot; and is .045-inch thick. Structural grade weighs eight ounces a square foot; has a glass fiber content of two ounces per square foot; and is 1/16-inch thick. The economy grade — a polyester sheet — weighs five ounces per square foot; has a fiber content of 1¼ inches per square foot; and is .037-inch thick.

The economy panel comes in only three colors but the other two sheets come in nine colors ranging from industrial clear—reported to transmit more light than clear window glass—to soft gray, which transmits little light or heat.

Economy is available only in the 2½-inch corrugated form. Superior is offered in that form, too, plus box rib, board and batten, shiplap and flat, while structural is available in 1¼-, 2½-, 2.67- and 4.2-inch corrugated, as well as ribbed and flat.

All three grades come in 8-, 10-, and 12-foot lengths but widths vary from 26 inches (the only width for economy) up to 51½ inches in the top grades. In addition, the two top grades are offered in "all" window light sizes in the flat form.

Along with the new addition to USP's line, the company is introducing a variety of installation accessories.

Be sure to mention the JOURNAL OF HOUSING when writing to: United States Plywood Corporation, 55 West 44th Street, New York 36.

FOUNTAIN PRICED TO COMPETE

"The drinking fountain is taking on the beauty and endurance of stainless steel but staying competitive with vitreous china in price." That's what Allegheny Ludlum says about Sunroc's *Model SR-WF* semi-recessed fountain, which is made from Allegheny .035 gauge stainless steel strip.

Single unit fabrication is said to make the new model cost less than half of other stainless steel fountains — in addition to eliminating joints and welds that can cause cleaning and sanitation problems. Allegheny further points out that not only is Sunroc's unit competitive with vitreous china but the dangers of cracking, chipping, and staining are eliminated.

Another important feature of the new fountain is claimed to be ease of maintenance. As illustrated, the apron — available in a choice of polished stainless steel or with vinyl coverings in various colors — can be removed to give easy access to the piping and cooling components.

Model SW-RF is designed so that it can be equipped with a cooling unit that fits under the fountain, rather than in the wall, and that can be installed "in a matter of minutes" either when the fountain is first going in or later. Base rate for the cooler is five gallons of water per hour which is described as "normal requirement for 60 persons."

The new fountain measures 18½ inches from the top of the back to the basin and 14 inches from the basin to the bottom of the apron. Widest measurement is 17½ inches and the unit extends 8½ inches from the wall.

Standard equipment includes the

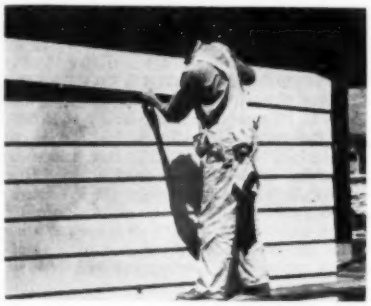
(Continued on next page)

NEW CONSTRUCTION—
(Continued from page 306)

bubble guard and the push button hand control.

Be sure to mention the JOURNAL OF HOUSING when writing to: Sunroc Corporation, Glen Riddle, Pennsylvania.

PREFINISHED WOOD SIDING



Housing authorities may want to follow an experimental house testing program that has as its goals:

—the development of a wood siding with a factory applied paint finish that will stay new looking longer and require minimal maintenance

—a contribution to lowering the builders' in-place cost

—the development of a fastening system that permits natural ventilation and ends the blistering problem.

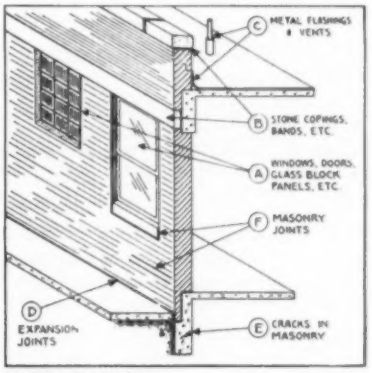
The first test house was recently completed in Palo Alto, California and several others are planned in locations throughout the country. According to the sponsor, the Pacific Lumber Company, the Palo Alto house marks "the first time that an entire house has been sided with a completely prefinished painted wood siding requiring no painting on the job site."

As noted above, prefinishing is only one of three major elements in the siding development process. Also involved: back sealing and new type fastening system, both used as devices to prevent condensation and to eliminate blistering. The fastening is done by nailing clips to the studs or sheathing and resting the butt edge of the board in the clips, lap fashion, so that air can circulate around the lumber and dry the moisture, which is kept from penetrating the wood by the sealer. Since no nails are used on the siding, paint failure at the nail heads is eliminated, as is damage from careless nailing.

"When the final demonstration house is completed," reports the company, "any desirable system refinements will be incorporated prior to marketing *PALCO* prefinished siding."

Be sure to mention the JOURNAL OF HOUSING when writing to: Pacific Lumber Company, 100 Bush Street, San Francisco 4.

New Maintenance Products



BUTYL SEALANT

An "all-purpose" calking compound (see illustration for typical uses) is probably the best way to describe Noresco's *Butyl Elastomer Sealing Compound*. As the manufacturer sees it, the butyl material is the "practical answer to all calking, sealing, and glazing problems where an elastic, flexible seal of 100 to 150 per cent elongation will suffice." Aside from the fact that the compound should not be used where it would have to expand more than 1½ times its original width, the only other limitation on the use of the sealer is the recommendation that it not be used to calk spaces wider than ⅜-inch.

More expensive than oil based compounds, the butyl formula is claimed to have five times the weathering qualities of the oil type compounds. On the other hand, while it will not expand as much as the polysulfide sealants will, it costs about half as much as they do and, in addition, eliminates, the costs of mixing and priming that go with the polysulfides.

The butyl compound is a one-part material that can be troweled on or applied by gun. Since it requires no mixing, no priming of porous surfaces, and is not toxic, no special training of personnel and no special equipment is needed. It does not sag or run and is described as having excellent adhesion to all surfaces, including painted ones and galvanized metal.

Package life is unlimited but, in place, it sets tack free in less than an hour; is 50 per cent cured in 12 to 24 hours; and is fully cured within seven days.

Noresco packs the compound in 55-gallon drums, five-gallon and one-gallon pails, and 1/10-gallon cartridges. Gray, slate gray, white, and "brilliant" aluminum are standard colors but any color can be supplied on orders of 25 gallons or more.

Be sure to mention the JOURNAL OF HOUSING when writing to: Noresco, Incorporated, 12110 Peoria Street, Chicago 43.

STONE CLEANER

Can the cleaning of stone and concrete be made "as practical and easy as the washing of painted wooden surfaces?"

The K&E Chemical Company claims that it can be with *Klenztone No. 1*, described as a formula primarily of salts in solution that react with dirt to break it up and loosen it so that it can be rinsed away. In addition, *Klenztone* is said to harden stone surfaces and make them more resistant to dirt "in the same manner that fluoride salts in toothpaste harden the surface of teeth. . . ."

The company sees its cleanser as replacing sandblasting, grinding, and the use of acids as ways of cleaning both exterior and interior, installations of sandstone, limestone, rough marble, and natural color concrete. It is also claimed that the cleaner will not erode or pit the surfaces, loosen mortar, or discolor the stone, nor will it damage clothing or wood.

Klenztone No. 1 is packaged in quart, gallon, and five-gallon containers and trial samples are available from the company.

Be sure to mention the JOURNAL OF HOUSING when writing to: K&E Chemical Company, 16910 Miles Avenue, Cleveland 28.

PRIME AND PERTINENT

Prepared by Marion Massen

DESIGN IS THE UNTRIED TOOL that *ought* to be tried in large-scale public housing as a means of "socializing" people so that they (a) can have a happier life at all ages in high-rise apartment buildings; (b) can be more satisfactory tenants. This is the premise of the booklet *Housing Design: A Social Theory* (see below), whose author, Elizabeth Wood, has had a wealth of experience as a local housing authority head, topped by observations through travel here and in Europe.

The design features Miss Wood treats do not concern the four walls of the family apartment but rather the corridors, the lobbies, the site lay-out, and recreation space of housing developments. Her reason for examining these aspects of design is that too little attention has been paid in all the 25 years public housing has been abuilding to the simple need of people of all ages for a way to socialize and communicate outside their own four walls. What's needed, Miss Wood says, is a "design for social fabric." Thus: balconies should be wide enough to accommodate baby-sunning and blanket airing, as well as neighbors pausing to chat; building halls and lobbies should be of a size and lay-out purposely meant for "loitering" and lounging by teen-agers and adults without implication of wrongdoing; playgrounds should be designed for different age groups, with those for tots located so that mothers can exercise control; there should be outdoor facilities for family car-washing; there should be indoor gathering places like a drugstore or a candy shop in a shopping center—commercially operated—with even a place for the fathers to drink beer.

By designing for visibility, for loitering, and for the formation of informal adult groups, Miss Wood intends to create physical situations that will give maximum opportunity for people "to fulfill their needs as social beings." As a result, she believes there would be a lessening of suspicion, tenant-to-tenant; some control of unfortunate anti-social acts through the mere presence of people; a friendlier feeling of tenants for management.

Though given a project incorporating these design ideas—and we look forward to seeing some built—a manager can still expect maintenance and patrolling problems (unless Miss Wood's suggested "concierge" on the lobby floor is just the right person for his job). And whether "visibility" of lounging is acceptable to teen-agers will have to be tested. It could well be, however, that not only would this new approach be good for the people living in the housing (and the managers thereof) but the housing projects would come to appear more palatable to the passersby and the finger-pointers at "institutionalism."

NEW FROM NAHRO

Publications listed as "New from NAHRO" can be obtained from NAHRO's main office, 1313 East 60th Street, Chicago 37, Illinois.

SELECTED REFERENCES ON FAMILY AND BUSINESS RELOCATION CAUSED BY URBAN RENEWAL AND OTHER PUBLIC IMPROVEMENTS. (Annotated bibliography.) Revised June 1961. 6 pp., dittoed. N428.

FILMS USEFUL FOR INFORMING ABOUT HOUSING AND URBAN RENEWAL. Prepared by NAHRO as Supplement to Sears, Roebuck and Company's *Urban Renewal Observer*, July 1961. 4 pp. Free.

Annotations and sources on 30 16 mm. films currently available.

NEW FROM RIS

Special mailings to full-rate subscribers to NAHRO's Renewal Information Service (now being transposed into NAHRO agency memberships). Copies may be available to others directly from originating source as noted.

THE KEY TO OPPORTUNITY IN PORTSMOUTH, VIRGINIA. Folder. Portsmouth Redevelopment and Housing Authority, 240 Dale Drive, Portsmouth, Virginia.

Promotion piece to attract investors in 34-acre Lincolnsville project. Housing market need is documented and a thumbnail sketch of the city is provided: its government, industries, cultural opportunities, other characteristics.

THIRD ANNUAL REPORT: DOWNTOWN ST. LOUIS, INC. 1960-1961. Unpaged. Downtown St. Louis Inc., 407 North Eighth Street, St. Louis 1, Missouri.

Calendar of improvements to downtown business establishments and various tie-ins with the St. Louis urban renewal program. Also describes a dozen kinds of promotion events sponsored by Downtown St. Louis.

WHAT'S WHAT . . . in Mack-Concord? Detroit Housing Commission. 6 pp., mimeographed. Detroit Housing Commission, 2211 Orleans Street, Detroit 7, Michigan.

A reference manual on city services to the neighborhood, with information on housing code enforcement and resources for financing home improvements.

PROFESSIONAL EDUCATION FOR URBAN RENEWAL AND REDEVELOPMENT. 17 pp. Graduate School of Public and International Affairs, University of Pittsburgh, Pittsburgh 13, Pennsylvania.

Catalog and application form for the master's degree program in urban renewal designed for personnel of both public and private agencies who desire to further their professional education, as well as for recent social science graduates wishing to enter the field.

URBAN RENEWAL REVIEW. Spring 1961. Pacific Northwest NAHRO. 18 pp., mimeographed. 50 cents. Pacific Northwest Regional Council of the National Association of Housing and Redevelopment Officials, 2130 S.W. Fifth Avenue, Portland, Oregon.

First issue of a new quarterly publication to be devoted to urban renewal. Articles on development of national legislation and state legislation, and special problems of the latter.

DOWNTOWN REDEVELOPMENT: The Birth of a Metropolitan Heart, by Alexander Crosby. 1960. 18 pp., illustrated. Norfolk Redevelopment and Housing Authority, Post Office Box 968, Norfolk 1, Virginia.

Account of Norfolk's Downtown redevelopment project, constituting the third phase of the city's program. Dollar breakdown of the public and private investment.

ALL PUBLICATIONS LISTED BELOW ARE OBTAINABLE FROM THE SOURCE NOTED — NOT NAHRO.

HOUSING

HOUSING DESIGN: A Social Theory, by Elizabeth Wood. 1961. 32 pp. $1. Citizens' Housing and Planning Council of New York, Inc., 20 West 40 Street, New York 18, New York.

See introduction.

SELECTED ASPECTS OF ADMINISTRATION OF PUBLICLY OWNED HOUSING: Great Britain, Netherlands, and Sweden, by Abner D. Silverman. 1961. 238 pp. 70 cents. U.S. Government Printing Office, Washington 25, D.C.

Account of Mr. Silverman's field travel in the three countries during 1959 and 1960. Programs, policies, and techniques of coping with low-income "problem" families in public housing are analyzed for Britain and the Netherlands (see February JOURNAL, page 63). The account of Sweden treats housing for the aging rather than problem families.

THE VILLAGE IN THE CITY. Illustrated brochure. 1961. The Lavanburg Foundation, 43 West 47th Street, New York 19, New York.

Describes plans for the foundation's specially designed "village commons" that will be built into one of New York City's public housing projects—to act, hopefully, as "the magnetic focus at ground level for people from eight to eighty who live vertically in tall housing." Design is of the first importance here . . . and some of the ideas in the Elizabeth Wood essay (see introduction) will be materializing for test.

RELOCATION

TEN YEARS OF RELOCATION EXPERIENCE IN BALTIMORE, MARYLAND. 1961. 10 pp., mimeographed. Apply for copy to Baltimore Urban Renewal and Housing Agency, Equitable Building, Baltimore 3, Maryland.

The BURHA research division studied 4000 households moved from eight slum clearance sites, some single persons included, finding that: more than three-fourths of the people were relocated into private housing in the city; another fifth moved into public housing; 2 per cent left the city. The bulk of the families remained in the city section where they had lived but at the time of moving managed to improve the quality of their housing, with payment of somewhat higher rent.

1960 ANNUAL REPORT OF SITE MANAGEMENT DIVISION, NEW YORK CITY HOUSING AUTHORITY. 1961. 14 pp., mimeographed. Apply for copy to Public Relations Division, New York City Housing Authority, 299 Broadway, New York 7, New York.

Interesting report on mammoth relocation program: more than 15,000 families moved in 1960. The site management division of the housing authority was responsible for finding places to live for 7700 of the total—compared with 8145 in 1959, and 3500 in 1958. Between 250 and 350 employees worked at the relocation job during 1960. Site tenants who found standard apartments by themselves received "bonus" payments of $300-$500 through official local action during 1960 and finder fees of $150 to $250 were authorized for brokers, landlords, and owners.

RELOCATION FROM URBAN RENEWAL PROJECT AREAS, THROUGH JUNE 1960. 1961. 16 pp. Urban Renewal Administration, Housing and Home Finance Agency. Washington 25, D.C.

Cumulative report of movement of families from slum clearance sites, nationally, showing that some 85,000 families have been rehoused—nearly three-fourths into standard dwellings.

COMMUNICATIONS

PHOTOGRAPHY AND ARCHITECTURE, by Eric DeMare. 1961. 208 pp., illustrated. $13.50. Frederick A. Praeger, Inc., 64 University Place, New York 3, New York.

"Omnibus" knowledge here! The architect-photographer who prepared this book first scolds "people" for not being aware and critical of the buildings around them . . . "living in visual squalor and confusion without even being aware of it," to say nothing of not taking steps to change. Next, he writes a clear and thorough 75 pages explaining just how to photograph buildings in their environment for various effects, describes equipment needed, and steps to take from composition through darkroom printing. Then come 130 fine photographs that demonstrate what he's been talking about in the first two parts of the book. Recommended to architect or amateur photographer who wants to photograph for record or for creative pleasure; also to just plain reader-people who want to learn how to heighten their sense of the visible world with architecture in it.

LEARNING MORE ABOUT COMMUNICATION, by Irving S. Shapiro. 1961. 24 pp. $1. National Public Relations Council of Health and Welfare Services, Inc., 257 Park Avenue South, New York 10, New York

A very helpful pamphlet pulling together findings of social scientists about communication processes. Advocates wider testing and experimentation for communication effectiveness between the social scientist and communication practitioner. Good reference list too for further reading.

FILM PLANNING: A Guide for Voluntary Agencies. 1960. 21 pp. $1. Committee on Health Education of the National Health Council, 1790 Broadway, New York 17, New York.

Guidebook resulting from a film workshop sponsored by author-committee. Sound advice on factors that help decide whether producing a film is the thing to do; the financing of it; production and distribution, including network television programming.

REHABILITATION

ECONOMIC ASPECTS OF URBAN RENEWAL: Theory, Policy, and Area Analysis, by A. H. Schaaf. 1960. 50 pp. Limited supply of free copies in hands of Real Estate Research Program, Institute of Business and Economic Research, University of California, Berkeley, California.

Another contribution to needed economic analysis of renewal activity, made under an Urban Renewal Administration 314 "demonstration grant." Deals with two major topics: (1) private investment and public policy considerations relating to rehabilitation vs. replacement and (2) the effects of public implementation on private market renewal decisions in an urban renewal area. Public officials, private developers, scholars, and others "sat in" on the study.

LAND USE

LAND USE HANDBOOK: A GUIDE TO UNDERTAKING LAND USE SURVEYS. 1961. 33 pp. $2.50. Northeastern Illinois Metropolitan Area Planning Commission, 72 West Adams Street, Chicago 3, Illinois.

A practical, easy-to-use guide in almost primer style, for non-professionals who need to make a land use survey and prepare a land use map. The system applies at a community scale, a county scale, and a metropolitan area scale, suiting it to needs of almost any area. Other metropolitan planning agencies should be interested in seeing this handbook put to use, since it could standardize classifications and make possible comparison of data.

LAND USE AND MUNICIPAL FINANCE: West Hartford, Connecticut, by S. Charles Adams. 1960. 52 pp. $1. Town Plan and Zoning Commission, West Hartford, Connecticut.

Costs of 16 municipal functions allocated to 14 land use classifications showed: higher expenditures than revenues for single-family, two-to-four family dwellings, institutions, and publicly owned property and a net income for apartments, retail stores, offices, auto sales-service buildings, wholesale outlets, utility plants, and other commercial and industrial properties. Interesting evidence on the usual argument that business and industry produce tax income, while residential areas cost more than the taxes paid.

FEDERAL AID

FEDERAL TECHNICAL ASSISTANCE AND GRANT PROGRAMS OF INTEREST TO LOCAL GOVERNMENTS. American Municipal Association. 1961. 28 pp. $3. American Municipal Association, 1612 K Street, N.W., Washington 6, D.C.

Brief description of federal-aid programs of all kinds, including public housing, urban renewal, and urban planning assistance; also community facilities, special public works, disaster relief, public health, transportation, etc. Useful reference book, with listings of contact offices.

HUMAN RELATIONS

THE JOURNAL OF INTERGROUP RELATIONS. Winter 1960-61. 95 pp. $1.75. National Association of Intergroup Relations Officials, Inc., 426 West 58th Street, New York 19, New York.

Among the ten articles, several of particular interest to JOURNAL readers: "The Changing Status of Racial Groups," from a speech made by Robert C. Weaver just before his appointment as administrator of the Housing and Home Finance Agency; "Urban Renewal Planning for Balanced Communities," by Edward Rutledge and William R. Valentine; "Misconceptions in the Movement for Civil Rights in Housing," by George B. Nesbitt; and "Urban Renewal and Intergroup Relations," by Dennis Clark.

PRESIDENT'S CORNER—

(Continued from page 305)

simply creates more congestion in the central city and more sprawl on the outskirts. An entirely new transportation system will have to be devised. New housing forms and living, new recreational and working areas will have to be devised as our cities grow outward and finally touch one another, growing—as Dr. Doxiadis expresses it—from metropolis, to "Megalopolis," to "Dynopolis," and the "Ekoumenopolis" of the future. (Dr. Doxiadis can explain these imaginative terms at the Washington meeting better than I can in the space available here.)

Obviously, many of our guesses about the year 2000 and 2050 A.D. will be wrong but, unless we start thinking and acting now more with our eye to the future than to the present and the past, things are going to get a lot worse before they get any better.

Karl L. Falk, July 1961

Personnel Exchange

POSITIONS AVAILABLE

A233—Planning Technician (2)
$5220-$6345. Degree in city planning, architecture, engineering, or related fields plus one year planning or administrative experience, preferably in the area of urban renewal. To work with redevelopment planner on all phases of project development and execution of federally-assisted urban renewal program. Apply, sending resume of education and experience to Administrative Officer, City Hall, Rock Island, Illinois.

A234—Relocation Director
To be responsible for training and supervising staff in carrying out relocation of families, businesses, and industry. Prior experience in relocation required, preferably in an administrative capacity. Salary open. Apply to: John M. Sullivan, Executive Director, Springfield Redevelopment Authority, 2002 Main Street, Springfield 3, Massachusetts.

A235—City Planner
The city of Wilkes-Barre, Pennsylvania offers an opportunity to city planner. Work includes preparation of major city-wide plans, basic economic research, review and coordination of local zoning and planning policies, redevelopment planning. Write to: Mr. Clement Perkins, Peoples' National Bank of Edwardsville, Kingston, Pennsylvania.

A239—Redevelopment
The New Haven Redevelopment Agency is recruiting for qualified persons to fill several openings. New Haven has four projects in execution involving the acquisition of 50 million dollars worth of property, one project nearing the execution stage, and a 900-acre area for which a general neighborhood renewal plan is in preparation. Positions are:

Assistant Real Estate Director: Applicants should have at least three years experience in real estate, but a degree in appropriate field may be substituted for one year of experience. The salary range is $6500 to $9000, depending upon qualifications.

Assistant Director for Operations: Applicant must have bachelor's degree and five years experience in renewal or a master's degree in appropriate field plus four years of renewal experience. Duties include supervision and coordination of personnel and budget, relocation, land acquisition, property management, engineering, demolition, and rehabilitation programs. Salary range: $9000 to $11,500, with starting salary dependent upon experience.

Administrative Assistant: Duties include answering correspondence, preparation of budgets and reports, public information work, preparation of loan and grant applications, and general coordination of projects, both in execution and planning stage. Salary range: $5000 to $7500, with starting salary dependent upon experience.

Attorney: For legal staff, whose range of work includes management of land disposition program, negotiation and drafting of contracts and other instruments, liaison with other city departments and with state and federal officials, participation in project planning, preparing of opinions and briefs on a wide variety of legal problems, and a small amount of litigation. The organizational chart is flexible and the opportunities great.

If interested in any of the above positions write to New Haven Redevelopment Agency, 177 Church Street, New Haven, Connecticut. For first three positions listed, direct inquiry to Harold Grabino, Executive Director, and for fourth position, send resume to Joel Cogen, Deputy Counsel.

A240—Apartment Manager
Midwestern not-for-profit apartment house for retired people, ready for occupancy in early 1962, requires manager. A program of independent living, with club advantages, is to be offered residents of 44 single and 26 double rental units. Social and occupational rooms and a restaurant on premises. Training and experience in housing, hotel, restaurant, or hospital management desirable. Position available September or October 1, 1961. Salary $8000 to $10,000. Apply: The Mighell Fund, 495 North Lake Street, Aurora, Illinois.

A241—Urban Renewal Coordinator
City of 188,000 seeks administrative senior planner to be responsible for community-wide program of newly-created urban renewal division. Degree required, plus three years urban renewal experience. $8724 - $10,596. Apply: Personnel Director, City Hall, 204 East Center Street, Anaheim, California.

A242—Relocation Director
The District of Columbia Redevelopment Land Agency, "with one of the most comprehensive urban renewal programs in the country," is seeking a person with extensive pertinent experience and deep professional interest to direct its large-scale relocation and property management activities. Position is under federal civil service. Starting salary $10,635 for fully qualified applicant. Send resume to Arthur M. Zauft, Comptroller, D.C. Redevelopment Land Agency, 919 18th Street, N. W., Washington 6, D.C.

A243—Executive Director
Portland (Maine) Housing Authority is seeking person with responsible administrative experience in low-rent public housing to manage 200 unit low-rent Lanham Act project and administer 70-unit development program. Salary $7987 to $9553. Apply to: Personnel Director, City Hall, Portland, Maine.

A244—Principal Planner
City of 65,000 requires a principal designer to direct physical planning of four urban renewal projects and to assist in implementing other comprehensive planning programs of newly reorganized planning and redevelopment staff. Applicants should have master's degree in planning, architecture, or landscape architecture, plus two years experience—or a bachelor's degree in architecture or landscape architecture, and three years experience. Only applicants interested in progressive program need apply. Salary $7200-$8000, depending upon qualifications. Send resume to Burrell B. Cohen, Development Coordinator, City of Lancaster, 208 N. Duke Street, Lancaster, Pennsylvania.

A245—Assistant Director
The South Bend, Indiana Redevelopment Department is seeking an assistant director for its varied program, now in its fourth year. Considerable experience in urban renewal required, plus college education in related field. Salary: to $8500, depending on qualifications. Send resume to: Henry Sucher, Executive Director, South Bend Department of Redevelopment.

A246—Community Organizer
In Dayton, Ohio, the Area Councils Service is seeking two community organizers to work with citizens' councils and conservation committees in the city's newly designated middle-ground neighborhoods. Duties include organizing and guiding conservation-oriented neighborhood groups; relating health, welfare, and recreation services to a municipal conservation program; developing lay leadership; maintaining liaison with health and welfare agencies and with city officials. Requirements: degree from graduate school of social work or related field, two years experience in community organization preferred, familiarity with urban renewal procedures and community social welfare agencies. Salary: $6000 to $7000. Apply: Jack L. Wank, Director, Area Councils Service, Community Welfare Council of the Dayton Area, 184 Salem Avenue, Dayton 6, Ohio.

A247—Appraiser, Male
The Federal Housing Administration has a Reno, Nevada opening for an appraiser. Must have three years general experience in appraisal, sale, or management of real estate and two years specialized experience in valuation of residential property. Salary: $6435 per annum. File STD. FORM 57, Application for Federal Employment, and FORM 5001-ABC with Executive Secretary, Board of Civil Service Examiners, FHA, 70 Linden Street, Reno, Nevada.

A248—Redevelopment
New England redevelopment authority with an expanding program for city of 200,000 has three positions for which it is seeking qualified persons.

Executive Director: Minimum of five years of responsible renewal administrative experience. Salary open.

Renewal Planner I: Professional training and experience in planning and renewal. Salary: $7800-$8500.

Renewal Planner II: Professional training in planning and familiarity with renewal procedures. Salary: $6800-$7500.

The authority has three projects under way, one of them a well advanced general neighborhood renewal plan. Additional projects and community renewal program are in application stage.

A249—Renewal Planner
To serve as assistant director of 125-acre Downtown Waterfront-Faneuil Hall renewal project sponsored by chamber of commerce in cooperation with Boston Redevel-

opment Authority (see page 303). Duties include supervision of research for disposition and relocation, liaison with public agencies, and preparation of project documentation. Experience in renewal, planning, and/or urban economics required. Salary dependent upon experience. Apply to Daniel J. Ahern, Greater Boston Chamber of Commerce, 125 High Street, Boston 10, Massachusetts.

POSITIONS WANTED

W130—Male—Project Director
Candidate with experience in redevelopment in city with leading urban renewal program seeks post as project director. Background includes all phases of management of condemned properties, close association with relocation service, and various other agency functions. Holds bachelor's degree in business administration.

W131—Male, 25—Renewal or Planning
Candidate holding bachelor's degree from Harvard and with postgraduate courses in municipal government, including administration, planning, and closely related subjects, seeks first position, preferably beginning at $6000-$8000. Please write: Saul Finn, 132 Evelyn Road, Waban 68, Massachusetts.

W132—Female—Nutritionist, Health Educator
Candidate has had 12 years experience in public health nutrition and health education, including activities in housing projects. Thoroughly familiar with community organization, interagency cooperation, public speaking, and writing. Education includes a bachelor's degree in home economics with a major in nutrition, and a master's degree in education. Eastern United States preferred. Salary open.

W133—Male, 27—Assistant Director, Renewal
Currently working toward master's degree while employed as real estate officer, candidate with three years experience in acquisition, including preparation of appraisal contracts and reviewing of appraisals, seeks position as assistant to urban renewal director in a coordinating capacity. Background includes several positions in public service field, bachelor's degree in public administration, and considerable training in real estate techniques. Salary requirement: $8000 minimum.

W134—Male, 29—Assistant Director
After five years experience in urban renewal with large eastern local public agency, candidate seeks new position in New England area. Applicant is familiar with federal regulations and has experience in financing, property management, relocation, and real estate. Holding B.S. degree in business administration, he has completed graduate courses in advanced cost accounting, urban land economics, and real estate principles. References on request. Salary requirement: $8000-$9000.

W135—Male, 29—Redevelopment
Employed by large midwestern city in increasingly responsible positions, including budget and fiscal management, neighborhood rehabilitation, public relations, and currently in supervisory position as direct assistant to building commissioner in a division of some 300 employees, candidate seeks challenging administrative job in urban redevelopment field or in city government. Holding master's degree in business administration and having completed work on further advanced degree, he is unmarried and earning a salary of approximately $7000 per annum.

W136—Male—Administrator of Home for Aging
Ordained minister with five years experience in administration of homes for the aging. Has led in establishment of new homes and expansion of facilities of existing homes. Holds B.A. in psychology, B.D. in religion, and Th.M. in psychology and counseling. Experienced in counseling and directing admissions, as well as general administration. Available immediately.

W137—Male—Community Organization
Housing manager with extensive background in social work desires to relocate in position providing broader aspects of community work which will utilize social work experience as well as experience gained in administration of low-rent housing development. Candidate has master's degree in social work with additional graduate work in public administration. Background includes positions as practitioner and supervisor in agencies working with families and children in close consultation with psychiatric services including child placement, adult and juvenile delinquency problems, etc. While salary is open, candidate is "seeking remuneration in keeping with training and experience." Applicant is 49, married, and has two children.

W138—Male, 33—Research and Analysis
Director of research for large urban renewal agency with seven years experience in research on housing, planning, and urban renewal seeks challenging assignment with private or public organization. Holds B.A. and M.A. in sociology, with minors in literature and psychology. Single; salary requirements: open.

COURT DECISIONS—

(Continued from page 304)

LOUISIANA AUTHORITIES CANNOT INSURE WITH MUTUALS

In Louisiana, local housing authorities may not let insurance contracts to mutuals even though a mutual is the lowest responsible bidder. This rule is the result of a recent decision of the Louisiana court of appeals, first circuit, in *Public Housing Administration* v. *Housing Authority of the City of Bogalusa et al.* The suit originated with the PHA's action to require the local authority to insure its low rent housing projects for fire and extended coverage with the lowest responsible bidder—a mutual (see February JOURNAL, page 82).

The trial court had held that there was no conflict between the Louisiana constitution and a contract with a mutual company. The appellate court reversed, stating: "A mutual insurance company is a private enterprise engaged in the insurance business. The sole source of capital for its operation is the payment by its members of assessments, whether same be limited or unlimited. The board of directors of the company, charged with its management and operation, are elected solely by its members. No one other than a member may procure a policy of insurance from a mutual insurance company. The whole is composed of its component parts. Without specifically naming it, the constitution of this State clearly bans any participation by the State or its political subdivision in the ownership and operation of a private enterprise engaged in the insurance business and in gauging such activity does not place a yardstick of degree of participation in forbidding same. The participants in a mutual insurance company are the sole owners and it matters not what connotation is utilized to designate the owners—whether it be stockholders, associates or members."

The new Louisiana rule is not the law in several states where the same issue has been raised, namely, Arizona, Arkansas, Kentucky, Oregon, New Jersey, Montana, Wyoming, North Carolina, Georgia, California.

REFINANCING OF NY AUTHORITY NOTES BY PHA OKEYED BY GAO

The New York City Housing Authority had planned a project for families whose incomes were above the limits for subsidized public housing but inadequate to pay for available private housing. To finance this project, NYCHA had issued notes. In the meantime, New York state passed a limited profit housing law under which the same middle-income family class could be housed. As a consequence, NYCHA decided to convert the middle-income project to subsidized public housing and asked the Public Housing Administration for loans sufficient to refinance outstanding notes. PHA asked the comptroller general whether this could be done under the United States Housing Act of 1937. By ruling B-145603 of June 6, 1961, the General Accounting Office ruled that this could be done and that such projects could become eligible for annual contributions.

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Shows how privately financed rehabilitation can improve urban housing, with suggestions on new directions in public rehabilitation policies. Covers the selection, purchase, and design of the rehabilitation project, and other aspects. **By W. Nash; Directed by M. Colean. 268 pp., illus., $8.00**

FEDERAL CREDIT AND PRIVATE HOUSING

The Mass Financing Dilemma

Classifies and describes existing Federal programs for residential mortgage credit; clarifies their assumptions and goals; and makes recommendations for improvement. Focusses attention on the FHA, VA, and FNMA. **By C. Haar, Harvard Univ. 381 pp., 20 illus., 26 tables, $12.50**

ACTION *Series in Housing and Community Development*

ACTION, as the American Council to Improve our Neighborhoods is known, was organized in 1954 to initiate, encourage, and assist programs and activities to eliminate slums, to rehabilitate existing housing, to conserve good housing, and to further the effective planning and sound development of communities. To advance this broad objective, ACTION started early in 1956 to investigate and analyze problems in housing. The volumes in this ACTION series are the result.

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